

June 26, 2024

Dorothy Hayden, Chairwoman  
Zoning Board of Adjustment  
Borough of Demarest  
118 Serpentine Road  
Demarest, NJ 07627

62 Central Avenue  
Block 70, Lot 81  
Borough of Demarest, Bergen County, NJ  
Engineering Review  
Colliers Engineering & Design Project No. DEZ0042

Dear Ms. Hayden:

Pursuant to your request, our office has reviewed the following plans and other documents filed by the Applicant in support of a Variance Application. The Applicant is proposing to convert an existing roofed porch into habitable space.

- a) Site and Architectural Plans consisting of three (3) sheets, prepared and signed by Tomasz Bona, RA, dated May 22, 2024;
- b) Property Survey Map consisting of one (1) sheet, prepared and signed by Andrew A. Schmidt, PLS of Schmidt Surveying, dated May 17, 2024;
- c) Zoning officer denial letter, prepared by Kevin Burnette, dated April 10, 2024;
- d) Variance Application for the subject property and attachments; signed and dated June 14, 2024;

The Property Owner/Applicant is:

Raymond & Nicole Greiche  
62 Central Ave  
Demarest, NJ 07627

The Applicant/Owner shall notify the Borough of Demarest Zoning Board of Adjustment of any changes to the above information.

## Engineering Review

### I. Project Description & Location

The Applicant is proposing to convert the existing rear porch into habitable space.

The site is located at 62 Central Avenue, on Block 70, Lot 81, and is contained within the Residence D Zoning District. The subject property is a rectangular shaped parcel, consisting of approximately 7,925 SF and fronts the northern side of Central Avenue.

The property is currently improved with a two-story single-family dwelling, driveway, porch, walkways, shed, retaining wall and other related improvements.

## II. Zoning Requirements & List of Variances / Waivers Requested

### A. Bulk Zoning Requirements:

Zone: D

Use: Residential – Conversion of existing porch into habitable space

Description	Required	Existing	Proposed	Complies
**Minimum Lot area	10,000 sf.	7,925 sf.	7,925 sf.	<input type="checkbox"/> Yes   <input checked="" type="checkbox"/> No
**Minimum Lot Frontage	100 ft.	78 ft.	78 ft.	<input type="checkbox"/> Yes   <input checked="" type="checkbox"/> No
Minimum Lot depth	100 ft.	101.61 ft.	101.61 ft	<input checked="" type="checkbox"/> Yes   <input type="checkbox"/> No
Front Yard Setback	25 ft.	25 ft.	25 ft.	<input checked="" type="checkbox"/> Yes   <input type="checkbox"/> No
Side Yard (West)	10 ft.	15.2 ft	15.2 ft.	<input checked="" type="checkbox"/> Yes   <input type="checkbox"/> No
Side Yard (East)	10 ft.	14.5 ft.	14.5 ft.	<input checked="" type="checkbox"/> Yes   <input type="checkbox"/> No
**Accessory Structure Setback (Side)	10 ft.	3.5 ft.	3.5 ft.	<input type="checkbox"/> Yes   <input checked="" type="checkbox"/> No
**Accessory Structure Setback (Rear)	10 ft.	3.5 ft.	3.5 ft.	<input type="checkbox"/> Yes   <input checked="" type="checkbox"/> No
Minimum Rear Yard	30 ft.	35 ft.	35 ft.	<input checked="" type="checkbox"/> Yes   <input type="checkbox"/> No
** Maximum Building Coverage	20 % (1,585 S.F.)	24.3 % (1,930 S.F.)	24.3 % (1,930 S.F.)	<input type="checkbox"/> Yes   <input checked="" type="checkbox"/> No
Maximum Building Height	30 ft.	25.0 ft	25.0 ft.	<input checked="" type="checkbox"/> Yes   <input type="checkbox"/> No
* Livable Floor Area (FAR)	30 % (2,377 S.F.)	26.2 % (2,079 S.F.)	30.3% (2,404 S.F.)	<input type="checkbox"/> Yes   <input checked="" type="checkbox"/> No
** Maximum Improved Lot Coverage	30 % (2,862 S.F.)	36.1 % (2,862 S.F.)	36.1 % (2,862 S.F.)	<input type="checkbox"/> Yes   <input checked="" type="checkbox"/> No
** Maximum Residential & Parking Coverage	25 % (1,981 S.F.)	30.5 % (2,416 S.F.)	30.5 % (2,416 S.F.)	<input type="checkbox"/> Yes   <input checked="" type="checkbox"/> No

N/A = not applicable

\* = variance required

\*\* = pre-existing non-conformance

### B. Pre-existing non-conforming conditions:

- Minimum Lot Area** – There is a pre-existing non-conformance for Lot area. 7,925 SF currently exists where 10,000 SF is required.

It should be noted that the plans and survey indicate a discrepancy as to the location of the eastern side-yard property boundary. The Applicant should be prepared to provide testimony explaining the discrepancy and clarification as to the correct location of the property boundary should be established.

The calculated lot area is based on the lot line from the tax assessment map, should it be uncovered that the deed line is the correct location of the property boundary, the lot area would decrease.

2. **Minimum Lot Frontage** - There is a pre-existing non-conformance for Lot Frontage. 78 feet currently exists where 100 feet is required.

The calculated lot frontage is based on the lot line from the tax assessment map. Should it be uncovered that the deed line is the correct location of the property boundary, the lot frontage would decrease.

3. **Improved Lot Coverage** - There is a pre-existing non-conformance for improved lot coverage of 2,862 SF (36.1%) where a maximum of 30% is permitted. The Applicant proposes no changes to improved lot coverage as part of this application.

4. **Maximum Building Coverage** - There is a pre-existing non-conformance for building coverage of 1,930 SF (24.3%) where a maximum of 20% is permitted. No changes to building coverage are proposed as part of this application.

The Applicant has not provided the height of the existing retaining wall, should the retaining wall be classified as an accessory structure, the 70 SF associated with this wall should be included in the existing building coverage quantity. This would yield an existing/proposed building coverage of 2000 SF (25.2%).

5. **Maximum Residential and Parking Coverage** - There is a pre-existing non-conformance for residential and driveway coverage of 2,416 SF (30.5%). No changes to residential and parking coverage are proposed as part of this application.

6. **Front yard setback** - The Applicant has indicated that the front yard setback is 25 feet. It should be noted that this is measured to the face of the garage and not to the front porch. Dimensions have not been provided from the front property line to the front porch but the estimated setback to the porch is 21 feet. No changes to the front porch are proposed as part of this application.

7. **Rear yard setback (Accessory Structure)** - There is a pre-existing non-conformance for rear yard setback to the existing shed which has been omitted from the plans. Dimensions have not been provided but the estimated setback to the shed is approximately 3.5 feet where a minimum of 10 feet is required.

Should the existing retaining wall be classified as a structure, it would also encroach into the rear yard setback.

8. **Side yard setback (Accessory Structure) Western Side** - There is a pre-existing non-conformance for side yard setback to the existing shed which has been omitted from the plans. Dimensions have not been provided but the estimated setback to the shed is approximately 3.5 feet where a minimum of 10 feet is required.

Should the existing retaining wall be classified as a structure, it would also encroach into the side yard setback.

C. Variances Requested:

1. **Livable Floor Area (FAR)** - The existing FAR is 2,079 SF (26.2%). The Applicant is proposing to increase the FAR to 2,404 SF (30.3%) due to the proposed modifications to the rear porch. The increase in livable area is approximately 325 SF according to the plans.

A Variance is required for this condition.

### III. Engineering Review

- A. The Applicant should provide additional information related to the existing retaining wall. If the retaining wall is two (2) feet or greater, it is considered an accessory structure and is subject to accessory structure setback requirements.
- B. The Applicant should provide testimony if there are any existing drainage improvements on site. Additionally, the Applicant should clarify if the proposed modification to the rear porch will disrupt any connections to existing stormwater management improvements. If that is the case, CED suggests that the applicant re-connect the roof leaders from the modified rear porch to any existing stormwater management infrastructure on site.
- C. Should the Board be inclined to grant the requested variance, the Applicant shall be aware that prior to issuance of a building permit, a soil moving permit application shall be provided to the Borough in accordance with Chapter 147 (§147-1) of the Borough Ordinance.
- D. Should the board act favorably upon this application, the Applicant is hereby made aware that drainage issues may arise during or after the proposed construction. It will be the Applicant's responsibility to remedy any drainage issues caused by the proposed improvements. In addition, water runoff directed to neighboring properties is prohibited. If runoff water does enter neighboring properties as a result of the proposed improvements, the Applicant will be responsible to remedy the situation at no cost to the Borough.

Should you have any questions, you may contact me at (201) 775-1283.

Sincerely,

Colliers Engineering & Design



Nick Chelius, P.E.  
Zoning Board Engineer

cc: Board Members (via Zoning Board Chairwoman)  
Michael Greco, Zoning Board Secretary ([mgreco@demarestnj.gov](mailto:mgreco@demarestnj.gov))  
Tomasz Bona, Applicant's Architect (via address)