

October 23, 2024

Michael Greco, Board Secretary
Zoning Board of Adjustment
Borough of Demarest
118 Serpentine Road
Demarest, NJ 07627

22 Drury Lane
Block 10, Lot 648
Borough of Demarest, Bergen County, NJ
Zoning Board Application Engineering Review
Colliers Engineering & Design Project No. DEZ0044

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 construct a new dwelling with associated driveway, walkways, patio, retaining walls, pool, sport court, and other related improvements.

- a) Site plans consisting of four (4) sheets, prepared and signed by Michael Dipple, PE, of L2A Land Design, LLC, dated June 4, 2024, last revised August 20, 2024;
- b) Architectural Plans consisting of three (3) sheets, prepared and signed by Peter J. Dito, RA, dated May 30, 2024;
- c) Topographic survey of the property consisting of one (1) sheet, prepared and signed by William Buchok, PLS, of Lakeland Surveying, dated June 4, 2024;
- d) Deed for the subject property.
- e) Variance Application for the subject property and attachments; signed and dated September 27, 2024;

The Property Owner/Applicant is:

Carly Williams
22 Drury Lane
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

According to the site plans, the site is currently occupied by a single-family dwelling with associated driveway, walkways, patio, and other related improvements. The Applicant is

proposing to fully renovate the existing dwelling, construct 1st and 2nd floor additions, rear deck, walkways, drainage improvements and other related improvements.

The property is an irregular shaped parcel consisting of 6,730 SF. The western portion of the property fronts Drury Lane. The property is located in the residence D Zone according to the Borough Zoning Map.

The property is located in Zone X (area determined to be outside the 0.2% annual chance floodplain) as shown on the Flood Insurance Rate Map (FIRM) for the Borough of Demarest dated August 2019.

II. Zoning Requirements & List of Variances / Waivers Requested

A. Bulk Zoning Requirements:

Zone: R-D

Use: Single Family Residential

Description	Required	Existing	Proposed	Complies
Lot area**	10,000 sf.	6,730 sf.	6,730 sf.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Lot Frontage**	100 ft.	60.00 ft.	60.00 ft.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Lot depth	100 ft.	109.00 ft.	109.00 ft.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Front yard setback *	25 ft.	25.40 ft.	23.71 ft.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Side yard setback	10 ft.	10.17 ft.	10.17 ft.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Rear yard setback	30 ft.	44.33 ft.	38.83 ft.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Maximum Permitted Height	30 ft.	18.32 ft	30.00 ft.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Max Building Coverage*	20 %	19.70%	23.42 %	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Max. Improved Coverage*	30 %	35.70%	36.00 %	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Max. Residential & Parking Coverage*	25 %	29.00%	31.73 %	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Livable Floor Area*	30%	17.18%	44.07%	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

N/A = not applicable

* = variance required

** = pre-existing non-conformance

B. The Following Variances Appear to be Required:

1. 175-19A.1 - Encroachment into all yards – An overhang as a structural feature shall not be permitted to encroach. The Applicant is proposing an overhang in the front yard with a setback of 21.21 feet where a minimum of 25 feet is required.

A variance appears to be required for this condition. It should be noted that the zoning table indicates the front yard setback is 23.71 feet which is measured to the dwelling and not the overhang.

2. 175-19A.3 - Encroachments into side yards: notwithstanding the foregoing, no encroachment shall be permitted within 10 feet of any side lot line.

The paver walkway (setback not provided) and side entryway (a setback of 6.66 feet) is proposed in the northern side yard. There is also a fireplace on the southern side yard with a setback of 8.95 feet.

Variances appears to be required for these conditions.

3. Maximum Building Coverage - The Applicant is seeking a building coverage of 1,576 SF (23.42%) where a maximum of 20% is permitted.
4. Maximum Improved Coverage – The Applicant is seeking improved coverage of 2,423.4 SF (36.0%) where a maximum of 30% is permitted.
5. Maximum Residential and Parking Coverage – The Applicant is seeking residential and parking coverage of 2,135.25 SF (31.73%) where a maximum of 25% is permitted.
6. Maximum Livable Floor Area – The Applicant is seeking a livable floor area of 2,965.91 SF (44.07%) where a maximum of 30% is permitted.

III. Engineering Review

- A. The Applicant is proposing to increase improved lot coverage from 2,404.19 SF (35.7%) to 2,423 SF (31.73%) with a net increase in coverage of 19.19 SF.
- B. The Applicant is proposing one (1) precast concrete drywell to collect and store stormwater runoff from what appears to be the roof area of the proposed addition. We offer the following comments related to the drainage design:
 1. The Applicant has provided design calculations which indicate approximately 2,162 SF of roof area being collected and conveyed to the proposed drywells. The Applicant has provided adequate storage for this drainage area. We take no exception to the calculations provided.
 2. The Applicant should provide testimony indicating where the drywells are proposed to overflow.
 3. The Applicant shall provide invert elevations for all pipe connections.

4. It is suggested that the drywells are located further from the property boundary if feasible. CED typically recommends at least fifteen (15) feet from property boundaries.
 5. The Applicant shall provide an at-grade manhole cover or 6-inch PVC observation port cap for future maintenance in the seepage pit detail.
- C. The Applicant proposes to remove six (6) trees to construct the proposed improvements. The Applicant should confirm in testimony if there are any additional trees or other improvements that may be impacted by the proposed construction.
 - D. The underground roof leader connection note on page C-03 appears incomplete. The Applicant shall review and update the note accordingly.
 - E. The site plan indicates the Applicant is proposing a HVAC and Generator on the south side of the property. The front elevation of the architectural shall be updated to reflect this. The Board should consider whether this area should be screened from the view of neighboring properties.
 - F. The Applicant has depicted existing and proposed contours on the property. We offer the following comments related to grading:
 1. Under existing conditions, the site drains from north to south. The highest point of the property is in the northern corner where elevations are approximately 63 and the lowest point of the property is in the southern corner adjacent to the neighboring property, where elevations are approximately 58.
 2. Under proposed conditions, the high and low points are generally maintained, and drainage patterns should not be substantially impacted. Grading changes do not appear to exceed more than one (1) foot in most locations.
 - G. The Applicant has indicated the soil being moved is less than 250 CY and is requesting a waiver for the need of soil movement permit. The Applicant shall provide cut and fill calculations for all proposed improvements. The Applicant should be aware that any soil movement quantity in excess of 250 CY will require mayor and council approval pursuant to Chapter 147 of Borough Ordinance.
 - H. 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 Secretary)
Michael Greco, Zoning Board Secretary (mgreco@demarestnj.gov)
Michael E. Dipple, Applicant's Engineer (mdipple@l2alanddesign.com)
Matthew G Capizzi, Applicant's Attorney (matthew@capizzilaw.com)