

October 22, 2026

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

11 Lennox Avenue (JPB-26-011)
Block 1.01, Lot 6
Borough of Demarest, Bergen, NJ
Joint Land Use Board Application County - Engineering Review
Colliers Engineering & Design Project No. DEZ0065

Dear Mr. Greco:

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 a paver driveway expansion, drainage improvements and other related improvements.

- a) Site plans consisting of one (1) sheets, prepared and signed by McNally, Dolittle Engineering LLC, dated August 25, 2026;
- b) Property Survey consisting of one (1) sheet, prepared and signed by Douglas Doolittle, PLS, dated July 8, 2026;
- c) Zoning officer denial letter, prepared and signed by Michael Greco, dated October 1, 2026;
- d) Completeness letter for the subject property dated October 14, 2026;
- e) Variance Application for the subject property and attachments.

The Property Owner/Applicant is:

Gregory & Meredith Conen
c/o Matthew G. Capizzi
11 Lenox Avenue
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 property survey, the site is currently occupied by a 2-story single-family dwelling with associated driveway, walkways, rock walls, patio, drainage improvements and other related improvements. The Applicant is proposing to construct a driveway expansion, drainage improvements and other related improvements on the property.

The property is a rectangular shaped parcel consisting of 11,368 SF. The property is located east of the intersection of Van Horn Avenue and Lenox Avenue. The dwelling front faces Lenox Avenue, and driveway access is provided on Lenox Ave. The property is located in the residential 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: D

Use: Single Family Residential

Description	Required	Existing	Proposed	Complies
Lot area	10,000 sf.	11,368 sf.	11,368 sf.	☒ Yes ☐ No
Lot Frontage	100 ft.	113.68 ft	113.68 ft	☒ Yes ☐ No
Lot depth	100 ft.	100.00 ft.	100.00 ft.	☒ Yes ☐ No
Front yard setback	25 ft.	25.5 ft.	25.5 ft.	☒ Yes ☐ No
Side yard setback (both)	10.0 ft.	15.0 ft/24.2 ft.	15.0 ft/24.2 ft.	☒ Yes ☐ No
Combined Side yard Setback	25 ft.	39.2 ft.	39.2 ft.	☒ Yes ☐ No
Rear yard	30 ft.	87.6 ft	60.2 ft.	☒ Yes ☐ No
Rear yard width	30 ft.	113.68 ft	113.68 ft.	☒ Yes ☐ No
Building Height	30 ft.	Not Provided	No Change	☒ Yes ☐ No
Max Building Coverage	20 %	2,266 sf (19.93%)	2,266 sf (19.93%)	☒ Yes ☐ No
Floor Area Ratio (FAR)	30 %	Existing	Existing	☒ Yes ☐ No
Residential & Parking Coverage*	25 %	2,923 sf (25.71%)	3,098 sf (27.25%)	☐ Yes ☒ No
Impervious Coverage	35 %	3,796 sf (33.39%)	3,971 sf (34.93%)	☒ Yes ☐ No

N/A = not applicable

* = variance required

** = pre-existing non-conformance

B. The Following Variances Appear to be Required:

1. Max residential and parking coverage – There is a pre-existing nonconformance for the residential and parking coverage of 2,923 sf (25.71%), where a maximum of 25% is permitted. We note the site plan indicates the existing residential and parking coverage is 3,796 sf which appears to be a typo.

The Applicant proposes an increase in residential and parking coverage of 175 SF, resulting in a total residential and parking coverage of 3,098 SF (27.25%), which further deviates from the ordinance requirement and intensifies the nonconformity.

A variance is required for this condition.

III. Engineering Review

- A. The Applicant is proposing to increase the improved lot coverage from 3,796 SF (33.39%) to 3,971 SF (34.93%) with a net increase in coverage of 175 SF.
- B. The Applicant is proposing a new inlet in the proposed driveway expansion which is to be tied into an existing seepage pit in the rear yard area. We offer the following comments related to the drainage design:
 1. The Applicant shall provide a means of preventing debris from entering into the proposed inlet.
 2. The Applicant should be prepared to provide testimony on the storage capacity of the existing seepage pit system.
 3. The Applicant should be prepared to provide testimony regarding the existing tributary drainage area tied to the seepage pit system relative to the storage volume.
- C. There is no grading proposed as part of this application. The only change proposed is the driveway expansion.
- D. The Applicant has indicated a total soil movement of 3 CY is anticipated to complete the 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
- E. 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., C.M.E.
Joint Land Use Board Engineer

CC: Board Members (via Joint Land Use Board Secretary)
Matthew Capizzi, Applicant's Attorney (matthew@capizzilaw.com)