

Resolution of the Demarest Governing Body

Resolution No. 062-26

February 23, 2026

Council Member	Motion	Second	Yes	No	Abstain	Absent
Slowikowski						✓
Carmeli			✓			
Collins	✓		✓			
Fox						✓
Marks			✓			
Reiss		✓	✓			

TITLE: RESOLUTION APPROVING SOIL MOVING PERMIT FOR 17 CYPRESS PLACE

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BE IT RESOLVED by the Borough Council of the Borough of Demarest that the Soil Moving Application and Soil Erosion Control Plan for 67 Central Ave, Block 74, Lot 10.02 prepared by Mark Martins P.E., Mark Martins Engineering LLC, is hereby approved subject to the following conditions:

1. No topsoil shall be removed from the site.
2. The applicant shall indicate the location to which excess soil will be exported.
3. The applicant shall indicate the route of travel within the Borough.
4. The applicant shall provide for the cleaning of the streets used in the route of travel within the Borough.
5. The applicant shall provide the name of the person responsible for the soil movement.
6. The applicant shall be responsible for any damage done to Borough streets during the soil removal process.
7. The applicant shall ensure that the site is maintained in a safe and secure manner.
8. The applicant shall deposit, with the Borough, professional escrow in the amount of \$1,274.90 for inspection services of the Borough Engineer and legal review.
9. The applicant shall provide a performance guarantee to the Borough in the amount of \$30,597.60.


APPROVED:



Mayor Brian Bernstein

CERTIFICATION

I, Julie Falkenstern, Borough Clerk, of the Borough of Demarest, in the County of Bergen and the State of New Jersey do hereby certify that the foregoing Resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting on February 23, 2026



Julie Falkenstern, RMC
Borough Clerk

400 Valley Road Suite 304
Mt. Arlington, NJ 07856
Main: 877 627 3772



February 9, 2026

Dot Haight
Building Department
Borough of Demarest
118 Serpentine Road
Demarest, NJ 07627

17 Cypress Place
Block 130, Lot 61
Borough of Demarest, Bergen County, NJ
Soil Moving Application **Review #2**- Dwelling
Colliers Engineering & Design Project No. DEP0257

Dear Ms. Haight,

Pursuant to your request, our office has reviewed the following plans and other documents filed by the Applicant in support of a soil moving application in relation to the construction of a 2 ½ story dwelling, attached car garage, rear pool, asphalt driveway, retaining walls, drainage improvements, and other related appurtenances on the property:

- a) Site plans consisting of three (3) sheets, prepared by Mark Martins, P.E., of Mark Martins Engineering LLC, dated November 22, 2025, last revised December 20, 2025;
- b) Architectural Plans consisting of seventeen (17) sheets prepared by Demetrios Kaltsis, AIA, of Kaltsis Architecture LLC dated January 14, 2026;
- c) Drainage calculations prepared by Mark Martins, P.E., of Mark Martins Engineering LLC, dated November 22, 2025;
- d) Soil Moving Application for the subject property, signed and dated January 22, 2026;
- e) **Cost estimate prepared by Mark Martins, P.E., of Mark Martins Engineering LLC, dated February 3, 2026.**

After our review of these documents, we offer the following comments in this matter:

General

1. The Applicant/Owner in this matter is:

Holland Cypress LLC
2160 N Central Road
Suite 108
Fort Lee, NJ 07024

The Applicant/Owner shall notify the Borough of Demarest Building Department of any changes to the above information.

2. The site is currently occupied by a single family dwelling, driveway, and other related appurtenances.

3. The project site is located in the Residence D Zone according to the Borough of Demarest Zoning Map.
4. The property is a corner lot parcel consisting of 11,978.50 SF with frontage along Cypress Place and Holland Avenue. The property is located in Zone X (Areas outside the 0.2% chance annual floodplain) according to the FIRM map.

Site Plan

5. The existing improved coverage as calculated on the site plan is 2,607.60 SF (21.77%). The Applicant is proposing to increase the improved coverage to 3,420 SF (28.55%) a net increase of 788.4 SF.
6. The Applicant is proposing two (2) drywells to collect and store stormwater runoff on the property. The drywell is located in the Cypress Pl and Holland Ave front yard areas of the property. We offer the following comments related to drainage design:
 - a. The Applicant has provided design calculations which indicate approximately 2,171 SF of roof area being collected and conveyed to the proposed drywell. The Applicant has provided adequate storage for this drainage area. We take no exception to the calculations provided.
 - b. The Applicant shall be made aware that soil testing is required at the location of the proposed seepage pits. Soil testing should include the elevation of the Seasonal High-Water Table (SHWT) and the percolation rate of the soil. It shall be confirmed that the bottom of the chamber is at least two (2) feet above the SHWT. It is suggested that soil testing be performed before installation of the seepage pits. **Continuing comment.**
 - c. The Applicant has provided an at-grade manhole cover for future maintenance in the drywell detail.
 - d. The Engineer shall be notified to inspect the seepage pit system prior to backfilling. **Continuing comment.**
7. We offer the following comments related to the proposed grading:
 - a. Existing grades on site appear to range from 118 at the east of the property to 123 to the west of the property. Stormwater flows generally from the west to east under existing conditions.
 - b. Grading changes depicted are not greater than one foot. If any changes in grades are desired beyond what is represented on the site plan, an updated grading plan should be submitted for review and approval.
 - c. Grades should not be altered by more than one foot in areas within the drip line of any trees to remain.
8. The Applicant is proposing several retaining walls one of which is a retaining wall of a max height of 5 feet 2 inches. The site plan notes structural design to be provided by others. The Applicant should submit retaining wall calculations for review. The Applicant should note any wall constructed greater than 4 feet will require engineering certification. **Retaining wall calculations should be provided prior to construction. Engineer certification will be required prior to recommendation of C.O.**

9. The Applicant is proposing to remove 10 trees to construct the proposed improvements. The Applicant is proposing 10 replacement trees according to the site plans. We defer to the shade tree commission for final review and comment on replacement trees. **Continuing comment.**

Soil Moving Application

10. The soil moving application indicates approximately 667 CY of cut and 261 CY of fill and net export of 406 CY to construct the proposed improvements.

11. The Applicant will require a soil moving permit in accordance with Chapter 147 (§147-1) of the Borough Ordinance as the posted values of soil movement are greater than 250 cubic yards. As a result, the following provisions apply:

- a. As per Borough Ordinance Section 147-7, the Applicant shall move the soil, in accordance with the soil permit, under the supervision of the Building Inspector and Borough Engineer and shall pay a reasonable fee for such services in the amount determined by the Mayor and Council.
- b. As per Borough Ordinance Section 147-8, the owner of the premises or the person in charge of relocation of the soil, when permission has been duly granted, shall not take away the top layer of soil for a depth of eight inches, but such top layer of soil to a depth of eight inches shall be set aside for retention on the premises and shall be respread over the premises when the rest of the soil has been moved pursuant to levels of contour lines approved by the Mayor and Council of the Borough of Demarest.
- c. As per Borough Ordinance Section 147-9, no permission or soil permit shall be issued unless and until the Applicant therefore shall have filed with the Borough of Demarest a performance bond, in form, amount and surety acceptable to the Borough of Demarest, conditioned upon full and faithful performance of the soil's being moved in accordance with the provisions of the Borough's Soil Moving Ordinance and permission of the Mayor and Council granted pursuant hereto.
- d. An engineer's cost estimate shall be submitted by the Applicant to determine the performance guaranty to be submitted to the Borough. The cost estimate for bonding should include all cost associated with soil erosion and sediment control measures, seepage pit installation, drainage structures / piping, and soil moving (on-site and export).

The Applicant has provided a cost estimate in the amount of \$25,498.00. Bonding and escrow amounts are as follows:

- i. **Performance Bond (120%): \$30,597.60**
- ii. **Engineering Escrow (5%): \$1,274.90**

Miscellaneous

12. The Applicant is responsible for procuring all applicable federal, state, and county approvals necessary to complete the proposed improvements.

13. If drainage issues arise during or after construction, the Applicant will be responsible for remedying any drainage issues caused by the proposed construction and/or demolition activities. In addition, water runoff directed to neighboring properties is prohibited. If stormwater runoff does adversely impact neighboring properties, the Applicant will be responsible for remedying that situation at no additional cost to the Borough.
14. Sediment shall be removed from the upstream face of the silt fence when it has reached a depth of ½ the silt fence height or when the silt fence is leaning or buckling from the collected sediment and debris. Silt fence shall be inspected daily for signs of deterioration and sediment removal. When damaged, the silt fence shall be repaired or replaced immediately. Soil erosion and sediment control measures, including silt fence, shall be installed prior to the start of construction.
15. The Applicant should place a silt fence downgrade on all areas where the existing ground disturbance will occur. In addition, the disturbed areas must be stabilized with seed and straw as soon as construction is completed. These recommendations/requirements are made to prevent sediment-laden water from entering municipal streets and neighboring properties..
16. The Applicant will inevitably mobilize construction equipment and/or will have deliveries of material from the Borough Right-of-Way, which could damage municipal infrastructure. Therefore, the Applicant will be responsible for any damages to the curb, sidewalk, drainage infrastructure, and/or pavement in the Borough's Right-of-Way.
17. A signed and sealed "As-Built" site plan should be submitted as a requirement for this office to "sign off" on the issuance of the Certificate of Occupancy (C.O.). The "As-Built" should accurately show site features, including grading, spot elevations, coverage quantities, etc.

Our office has reviewed the application, and based on the above, this office does recommend permits be issued contingent on the applicant addressing comment #8 of this letter.

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

Sincerely,

Colliers Engineering & Design



Nick Chelius, P.E., C.M.E.
Borough Engineer

CC: Michael Greco, Zoning Officer (via e-mail)
Holland Cypress LLC, Applicant, (joe@silverlineusa.com)
Mark Martins P.E, Applicant's Engineer (via e-mail)

