

June 24, 2026

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

52 Edward Street
Block 90, Lot 211
Borough of Demarest, Bergen County, NJ
Joint Land Use Board Application - **Engineering Review #2**
Colliers Engineering & Design Project No. DEZ0061

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 to construct a new single-family dwelling and other related improvements at the subject property;

- a) Site plans consisting of one (1) sheet, prepared by Thomas W. Skrable, P.E, Consulting Engineer, dated March 17, 2026, **last revised June 17, 2026;**
- b) Architectural Plans consisting of four (4) sheets, prepared by Stephanie De Carlo Pantale, Architect, dated March 17, 2026, **last revised June 15, 2026;**
- c) Variance Application for the subject property and attachments; signed and dated March 27, 2026; and
- d) Completeness letter dated May 5, 2026.

The Property Owner/Applicant is:

52 Edward LLC
c/o Yitzhak Evar
72 Sherman Avenue
Closter, NJ 07624

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

Engineering Review

For ease of review, updated comments related to review #2 are shown in **bold**:

I. Project Description & Location

According to the existing conditions plan, the site is currently occupied by a 1 ½ -story single-family dwelling with associated driveway, walkways, enclosed porch, and other related

improvements, which are proposed to be demolished. The Applicant is proposing to construct a new 2 story single family dwelling, attached garage, driveway, rear patio, drainage improvements and other related improvements on the property.

The property is a rectangular shaped parcel consisting of 10,000 SF. The property is located between Lake Road and County Road. The dwelling front faces Edward Avenue and driveway access is provided on Edward Avenue. The property is located in the residential R-A 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-A

Use: Single Family Residential

Description	Required	Existing	Proposed	Complies
Lot area**	40,000 sf.	10,000 sf.**	10,000 sf.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Lot Frontage**	200 ft.	100 ft.**	100 ft.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Lot depth**	200 ft.	100 ft.**	100 ft.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Front yard setback**	32.7 ft.	25.2 ft.**	33.6 ft.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Side yard setback-West*	25 ft.	24.00 ft.**	16.1 ft.*	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Side yard setback-East*	25 ft.	24.90 ft.**	16.2 ft.*	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Rear yard depth*	50 ft.	41.1 ft.**	33.10 ft.*	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Building Height	33 ft.	+/-25 ft	30.0 ft.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Max Building Coverage*	15 %	19.34 %**	21.83%*	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Max Livable Floor Area*	22.5 %	N/A	29.98 %*	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Residential & Parking Coverage*	25 %	23.50 %	27.30%*	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Improved Coverage*	30 %	30.99%**	32.35%*	<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. Lot Area – There is a pre-existing nonconformance for lot area of 10,000 SF, where a minimum of 40,000 is required.
2. Lot Frontage – There is a pre-existing nonconformance for lot frontage of 100 FT, where a minimum of 200 FT is required.
3. Lot Depth – There is a pre-existing nonconformance for lot depth of 100 FT, where a minimum of 200 FT is required.
4. Front Yard– There is a pre-existing nonconformance for the front yard of 25.2 FT, where a minimum of 50 FT is required in this zone. The Applicant has provided a front setback study which finds an alternative setback of 32.7 FT is required based on the four nearest properties average front setback on the same side of the street. The Applicant is proposing a front setback of 33.6 feet.
5. Side Yard (West side) – There is a pre-existing nonconformance for the side yard of 24.00 FT, where a minimum of 25 FT is required. The Applicant proposes a reduced setback of 16.1 feet, which further deviates from the ordinance requirement and intensifies the nonconformity.

A variance is required for this condition.

6. Side Yard (East side) – There is a pre-existing nonconformance for the side yard of 24.90 FT, where a minimum of 25 FT is required. The Applicant proposes a reduced setback of 16.2 feet, which further deviates from the ordinance requirement and intensifies the nonconformity.

A variance is required for this condition.

7. Rear Yard – There is a pre-existing nonconformance for the rear yard of 41.1 FT, where a minimum of 50 FT is required. The Applicant proposes a reduced setback of 33.1 feet, which further deviates from the ordinance requirement and intensifies the nonconformity.

A variance is required for this condition.

8. Building Coverage – There is a pre-existing nonconformance for the building coverage of 1,935 SF (19.34%), where the maximum of 1,500 SF (15%) is permitted. **The Applicant proposes an increased building coverage of 2,183 SF (21.83%).**

This further deviates from the ordinance requirement and intensifies the nonconformity.

A variance is required for this condition.

9. Livable Floor Area – The Applicant is proposing a livable floor area of 2,250 SF (22.5%) where a maximum of 3,270 SF (22.5%) is permitted.

A variance is required for this condition.

- 10. Improved lot coverage – The Applicant is proposing an improved lot coverage of 3,235 SF (32.35%) where a maximum of 3,000 SF (30.0%) is permitted.**

A variance is required for this condition.

- 11. Residential & Parking Coverage – The Applicant is proposing a Residential & Parking Coverage of 2,730 SF (27.30%) where a maximum of 2,250 SF (22.5%) is permitted.**

A variance is required for this condition.

III. Engineering Review

- B. The Applicant proposes a building height of 30.0 feet. In the Residential R-A Zone, building height is measured from the average natural grade to the average roof height. Calculations have been provided for review, and our office takes no exception to the proposed height.
- C. The Applicant has provided average front yard setback chart on the site plans. We suggest the Applicant submit an alternative setback study prior to the hearing to substantiate the proposed front yard set back provided on the site plans.
- D. The Applicant is proposing to remove one tree as part of the proposed improvements. We defer to the Shade Tree Commission for review and approval.
- E. The Applicant is proposing to increase the improved lot coverage from 3082 SF (30.82%) to 3,235 SF (32.35%) with a net increase in coverage of 153 SF.**
- F. The Applicant is proposing one (1) precast concrete seepage pit in the front yard area to collect and store stormwater runoff from what appears to be the roof area of the proposed dwelling. We offer the following comments related to the drainage design:
 1. The Applicant has provided design calculations which indicate approximately ~~4,900 SF~~ **2,183 SF** of area being collected and conveyed to the proposed seepage pit. The Applicant has provided adequate storage for this drainage area. We take no exception

- to the calculations provided. The Applicant should provide testimony if there are any existing drainage improvements on-site.
2. The Applicant should provide testimony indicating where the seepage pit is proposed to overflow.
 3. A soil test shall be provided prior to the installation of the proposed seepage pits. Soil test shall include information regarding the location of the seasonal high-water table (SHWT) and percolation rate of the soil.
 4. The Applicant proposed an at-grade manhole cover for future maintenance. We take no exception.
 5. The Borough Engineer shall be notified to inspect the seepage pits prior to backfilling.
- G. 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 west to east. The highest point of the property is in the northeastern side where elevations are approximately 100 and the lowest point of the property is in the southwestern corner, where elevations are approximately 94.
 2. Under proposed conditions, the high and low points are generally maintained, and drainage patterns should not be substantially impacted. Proposed grading appears to be minimal.
- H. The Applicant has provided cut/fill calculations indicating a net export of 206 CY. The Applicant should confirm in testimony regarding the proposed soil movement on site. 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
- I. 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)
Darlene Greene (CED)