

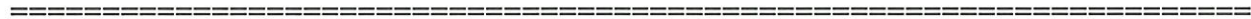
Resolution of the Demarest Governing Body

Resolution No. 101 -24

May 13, 2024

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

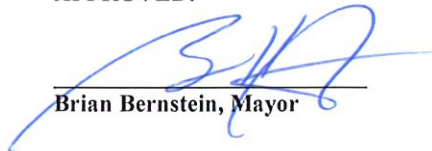
TITLE: RESOLUTION APPROVING SOIL MOVING PERMIT FOR 186 CHESTNUT ST.



BE IT RESOLVED by the Borough Council of the Borough of Demarest that the Soil Moving Application and Soil Erosion Control Plan for 186 Chestnut St. Block 170 Lot 61 prepared by Angelo Onello, P.E., is hereby approved subject to the following conditions:

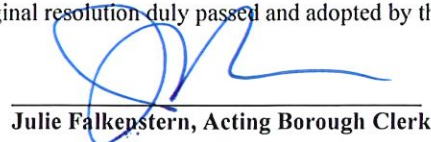
1. No topsoil shall be removed from the site.
2. The applicant shall indicate the location to which excess soil will be exported.
3. The applicant shall indicate the route of travel within the Borough.
4. The applicant shall provide for the cleaning of the streets used in the route of travel within the 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 deposit, with the Borough, escrow in the amount of \$ 1,290.00 for inspections services of the Borough Engineer.
8. The applicant shall provide a performance guarantee to the Borough in the amount of \$ 25,800.00

APPROVED:

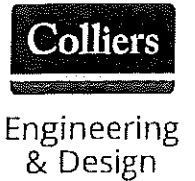

Brian Bernstein, Mayor

CERTIFICATION

I, Julie Falkenstern, Acting 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 May 13, 2024


Julie Falkenstern, Acting Borough Clerk

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



April 23, 2024

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

186 Chestnut Street
Block 61, Lot 170
Borough of Demarest, Bergen County, NJ
Soil Moving Application – Proposed Pool & Patio - **Review #2**
Colliers Engineering & Design Project No. DEP0201

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 new in-ground pool, patio and other related appurtenances at the subject property:

- a) Site plans consisting of seven (7) sheets, prepared and signed by Angelo Onello, P.E. dated February 27, 2024;
- b) **Site plans consisting of nine (9) sheets, prepared and signed by Angelo Onello, P.E. dated February 27, 2024; last revised April 19, 2024;**
- c) Property Survey consisting of one (1) sheet, prepared and signed by Christopher Lantelme, P.E., L.S. dated November 2, 2023;
- d) Soil Moving Application for the subject property;
- e) **Comment response & submission cover letter, prepared and signed by Angelo Onello, P.E. dated April 19, 2024;**
- f) **Soil testing results, prepared and signed by Lisa V. Mahle-Greco, P.E. of Johnson Soils Company, dated March 28, 2024.**

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

General

1. The Applicant/Owner in this matter is:

Bradley & Christopher G. Ciliberto
186 Chestnut St.
Demarest, NJ 07627

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

2. The site is currently comprised of a single-family dwelling patio, pavilion, walkways, asphalt driveway, drainage improvements, and other related improvements. The Applicant is proposing to demolish the rear yard walkways, pavilion, patio, portions of the driveway and front walk. The proposed construction consists of a new in-ground pool, patio, pavilion, walkways, modified driveway, rebuilt front walk, drainage improvements, and other related improvements.
3. The project site is located in the Residence B Zone according to the Borough of Demarest Zoning Map, where the construction of a single-family dwelling and the installation of an in-ground pool is permitted.
4. The project site is a rectangular shaped lot consisting of 22,496 SF where a minimum of 22,500 SF is required in this zone. The property has frontage along Chestnut Street in the westerly direction.
5. According to the site plans, no variances are being requested for the proposed construction.
6. The existing improved coverage on the lot is 5,225 S.F. (23.23%). The proposed impervious coverage is 6,729 S.F. (29.92%) where a maximum of 30% is allowed in this zone. The net increase in impervious coverage is 1,504 S.F.

Site Plan

7. Based on the definitions provided in Section §175-27 of the Borough Ordinance, the proposed pool and patio are considered Accessory Uses.
8. The Applicant is proposing to relocate two existing drywells (labeled as #3 & #4) and install two new Cultec drywells (labeled as #5 & #6). Stormwater is to be captured and conveyed to the drywells using a system of surface inlets, and roof leader connections. We offer the following comments related to drainage design:
 - a. We have reviewed the design calculations for the drywells and note several items:
 - i. The calculations take credit for the pool and spa area. The Applicant shall be made aware that these areas cannot be deducted and must be considered as part of the net increase in coverage.
This item has been addressed.
 - ii. The proposed drywells must be sized to accommodate a minimum tributary area equivalent to or greater than the net increase in coverage (1,504 SF). The size must also be adequate to handle the actual drainage area depicted on the plan. The applicant should revise the plan and calculations to include the total tributary drainage area of the lawn inlets and roof leaders directed toward the proposed drywells.
The Applicant has provided updated calculations and drainage areas on sheet six (6) of the site plans as requested. We have reviewed this information and take no further exception. This item has been addressed.
 - iii. Separate capacity calculations should be provided for each drywell system. The Applicant should also provide calculations for drywells #3 & #4 since they

are being relocated and new inlet/roof leader connections are being established. The drainage area for the existing drywells (prior to relocation) and the newly relocated drywells (after relocation) should be provided.

This item has been addressed.

- b. The Applicant shall be made aware that an at-grade inspection port is required for future maintenance.

The Applicant has updated the construction details to specify inspection ports as requested. This item has been addressed.

- c. The Applicant shall be made aware that soil testing is required at the location of the proposed drywells. 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 seepage pit is at least two (2) feet above the SHWT.

The Applicant has provided soil testing results indicating no groundwater encountered and K-4/K-3

- d. The Engineer shall be notified to inspect the seepage pit system prior to backfilling.
This comment remains in effect.

- 9. Per §175-24(N), all swimming pools shall be enclosed with a substantial fence no less than forty-eight (48) inches in height. The Applicant appears to be compliant.

- 10. The Applicant is proposing to remove a total of 11 trees from the property. Replacement trees are provided. The Applicant should also include a calculation or summary table of tree removal and a calculation for the required replacement trees as described in Borough Ordinance. We defer to the Shade Tree Commission for final comment on this matter.

The Applicant has added a list of trees to be removed and a list of replacement trees as requested. We continue to defer to the Shade Tree Commission for final comment on this item.

- a. There is a 36" Oak in the southeastern corner of the property that is designated to remain. Improvements appear to be proposed within the dripline of this tree include PVC pipe and portions of the pool/patio area.

The Applicant has added a note to Sheet 4 of the site plans indicating the tree shall be evaluated during initial construction activity, whereas if removal is determined to be necessary, owner shall amend the tree removal application and provide replacement plantings for the same. This revision adequately addresses this item.

- 11. We offer the following comments related to the proposed grading:

- a. The site as it currently exists slopes downward in the northeastern direction with grades ranging from 85 in the southwestern corner to 73 in the northeastern corner (a difference of 12 feet).
- b. The Applicant is proposing to construct several swales to direct stormwater to the proposed lawn inlets.
- c. The Applicant is proposing minor regrading. Existing drainage patterns appear to be maintained on the property.

We take no exception to the grading proposed.

Soil Moving Application

12. The Applicant has submitted a soil moving application and calculations, which indicates a total cut of 255 cubic yards and total fill of 50 CY. The calculations indicate that 205 cubic yards of soil are to be exported from the site. If grading changes occur beyond what is presented on the plan, the Applicant shall revise the soil moving calculations to account for the proposed change in soil volume. **The soil movement calculations have been updated to reflect revised grading. 305 cubic yards of cut, 85 cubic yards of fill, and 220 cubic yards of net export are now anticipated to complete the project.**
13. 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).

Miscellaneous

14. The Applicant is responsible for procuring all applicable federal, state, and county approvals necessary to complete the proposed improvements.
15. If drainage issues arise during or after construction, the Applicant will be responsible for remedying any drainage issues caused by the proposed demolition activities. In addition, water

runoff directed to neighboring properties is prohibited. However, suppose runoff water does enter neighboring properties as a result of proposed land disturbance and construction. In that case, the Applicant will be responsible for remedying that situation at no additional cost to the Borough.

16. Sediment shall be removed from the upstream face of the silt fence when it has reached a depth of $\frac{1}{2}$ 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.
17. 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.
18. 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.
19. 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 after the Applicant provides a cost estimate as outlined in comment 13d and obtains permission from Mayor and Council.

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

Sincerely,

Colliers Engineering & Design



Nick Chelius, P.E.
Borough Engineer

cc: Kevin Burnett, Construction Code Official (via e-mail)
Angelo Onello, P.E., Applicant's Engineer (angelo@onelloeng.com)
Bradley & Christopher Ciliberto, Applicants (CGCiliMD@mail.com)



May 3, 2024

Ciliberto, Demarest – Construction Cost Estimate

Borough of Demarest
Building Department
Dot Haight
Kevin Burnett, Construction Code Official
118 Serpentine Road
Demarest, New Jersey 07627

Colliers Engineering & Design #DEP0201
Nicholas Chelius, PE
400 Valley Road
Suite #304
Mount Arlington, New Jersey 07856

Re: Ciliberto Poolscape & Pavilion
#186 Chestnut Street
Lot 170 - Block 61
Borough of Demarest
Bergen County, New Jersey

As per the Colliers Engineering & Design review letter, file #DEP0201, prepared by Nick Chelius, PE, April 23, 2024, specifically within the sub-section titled: 'Soil Moving Application', item #13 d:

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:

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 following construction cost estimate is provided below:

Cost Estimate

Item	Description	Cost
A	Remove & reinstall existing stormwater drywells Remove existing stormwater drywells (four, 4 units total), clean and reinstall as per approved engineering drawings. Tanks shall be excavated, cleaned, and re-utilized at new locations (as per plans). Four (4) x 500-gallon concrete tanks; existing materials, new crushed-stone (as necessary), and labor	\$10,000
B	Install new stormwater drywells Install three (3) new stormwater drywells, Cultec model #330XL HD; locations as per plan; materials and labor	\$5,000
C	Install drainage inlets & pipe networks Install stormwater drainage facilities as per plan; connect all 4" and 6" drainage pipes as per plan. Approximately 300 LF x 6" pipe and 100 LF x 4" pipe; SDR-35 grade PVC pipe. Install eight (8) x 18" stormwater catch-basins as per plan. Materials and labor	\$6,500
Total		\$21,500

We trust all is in order for the continuance of your review

Thank you for your assistance,

A handwritten signature in black ink that reads "Angelo Onello". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Angelo Onello, PE
201-774-1444
Angelo@OnelloEng.com

Cc: Ciliberto, Bradley & Christopher
bradleync@mail.com & cgcilimd@mail.com

Dreamscape Design & Construction
paukluhspies@optonline.net