

BOROUGH OF DEMAREST JOINT PLANNING BOARD
NOTICE OF PUBLIC HEARING

NOTICE OF HEARING REGARDING THE APPEAL FILED BY SCOTT LAVIN ("APPELLANT") RELATING TO THE ISSUANCE AND CONTINUED VALIDITY OF ZONING PERMIT NO. Z-25-0032 AND CONSTRUCTION PERMIT NO. 2025-0109 FOR THE CONSTRUCTION OF A NEW HOME LOCATED IN THE "R-D" ZONE OF THE BOROUGH OF DEMAREST. THE SUBJECT PREMISES ON WHICH THE APPEAL IS TAKEN FOR BUILDING IN EXCESS OF THE MAXIMUM HEIGHT ALLOWED IS 3 CENTRAL AVENUE, DEMAREST, NJ 07627, ALSO KNOWN AS BLOCK 65, LOT 140.

PLEASE TAKE NOTICE that the Planning Board / Zoning Board of Adjustment of the Borough of Demarest will hold a public hearing on **WEDNESDAY, AUGUST 5, 2026, AT 7:30PM**, at the Demarest Borough Hall, 118 Serpentine Road, Demarest, New Jersey, to hear and determine the merits of Appellant's appeal from the Zoning Officer's determinations and actions relating to the issuance and continued validity of the permits for 3 Central Avenue. The appeal challenges the approval of a new home in the R-D zone on the grounds that the permits were issued in error because the approved plans permitted a roof/peak height in excess of the thirty (30) foot maximum height applicable in the R-D zone, including a peak height of approximately thirty-five (35) feet, based on an erroneous "average building height" or "average roof height" methodology. Appellant contends that operative Ordinance No. 1025-15 did not amend the R-D zone height restriction, that the ordinance amended average building height only for the Residence A, Residence BB and Residence B zones, and that the November 7, 2025 Joint Planning Board vote merely reconfirmed that R-C and R-D building height is measured from average natural grade to the peak of the building. Appellant seeks relief including, without limitation, a determination that the permits were issued in error; revocation, suspension, modification, or correction of the permits; a direction that the structure be brought into compliance with the applicable thirty (30) foot maximum height limitation; a direction that no certificate of occupancy issue unless and until the height violation is corrected or all required variance relief is obtained; and such other relief as the Board deems just and proper.

THIS NOTICE is given in accordance with the requirements of New Jersey Law and is also published, as required by law. During the public hearing, any interested party will have an opportunity to ask questions or provide comments. The appeal, permits in question, surveys and elevations, letter brief, exhibits, Ordinance No. 1025-15, the November 7, 2025 Joint Planning Board minutes, and related materials will be available for inspection at least ten (10) days prior to the aforesaid meeting and may be inspected in the office of the Secretary of the Joint Planning Board in the Borough of Demarest Municipal Building, 118 Serpentine Road, Demarest, New Jersey 07627 between the hours of 8:00a.m. and 4:00p.m. Monday through Thursday and 8:00a.m.-12:30p.m. on Fridays. Appellant: Scott Lavin, Tel. (215) 432-6839.