



Joint Planning Board
 Borough of Demarest
 118 Serpentine Road
 Demarest, NJ 07627

Received Date: **03/31/2026**
 Completeness Date: **05/05/2026**
 Action by Date: **09/02/2026**

VARIANCE APPLICATION

Section 1: Project Summary

File No. JPB-26-003

1A. Property Information

Property Address	52 Edward Street, Demarest, NJ		
Block and Lot	B: 90	L: 211	Qual: N/A
Zone	R-A		
Principal Use	Single-family dwelling		

1B. Contacts

Owner

Applicant

Name	52 Edward LLC c/o Yitzhak Evar, Member	
Address	52 Edward Street, Demarest, NJ	
Phone #	917-709-0203	
Email	evarzack@gmail.com	

1C. "C Variances" Requested

Requested

Town Requirement

<input checked="" type="checkbox"/>	Improved Lot Coverage	32.35% %	30 %
<input checked="" type="checkbox"/>	Building Coverage	21.83 %	15 %
<input checked="" type="checkbox"/>	Residential & Parking Coverage	27.30 %	25 %
	Setback-Front(s)		Ft
<input checked="" type="checkbox"/>	Setback-Rear	33.1' (As to Dwelling)	50 Ft
<input checked="" type="checkbox"/>	Setback-Side(s)	Left- 16.2'; Right- 16.1' as to Dwelling & 17.5' as to Rear Patio	25 Ft
<input checked="" type="checkbox"/>	Other(s) - list all	Minimum Lot Area: (40,000 SF Minimum Required v. 10,000 SF Existing/No Change).	

Minimum Lot Width: (200' Minimum Required v. 100' Existing/No Change).

Minimum Lot Depth: (200' Minimum Required v. 100' Existing/No Change).

1D. "D Variances" Requested

<input type="checkbox"/>	D (1) – Use	
<input type="checkbox"/>	D (2) – Expansion of a Nonconforming Use	
<input type="checkbox"/>	D (3) - Conditional Use	
<input checked="" type="checkbox"/>	D (4) – FAR / Livable Floor Area	29.98% %
<input type="checkbox"/>	D (6) – Height (10ft or 10%)	Ft

1E. Project Description:

The Applicant seeks to construct a new single-family dwelling at the Property.



Section 2: Zoning Analysis

ZONE: R-A

2A. Property Description – Including Setbacks, Frontage, Size & Depth

Lot & Building Zoning	i. Required	ii. Existing	iii. Proposed	Variance Requested (Yes / No)
1. Lot Area Square Feet (sq.ft.)	40,000 sq ft	10,000 SF	10,000 SF	Yes.
2. Lot Frontage	200 ft	100'	100'	Yes.
3. Lot Depth	200 ft	100'	100'	Yes.
4. Setback-Front Yard	32.7 ft (Average)	25.2'	33.6'	No.
5. Setback-Front Yard 2 (if applicable)				
6. Setback-Rear Yard	50 ft	41.1'	33.1'	Yes.
7. Setback-Side Yard (Left)	25 ft	24.0'	16.2'	Yes.
8. Setback-Side Yard (Right)	25 ft	24.9'	16.1' as to Dwelling & 17.5' as to Rear Patio	Yes.
9. Principal Building Height	33 ft	+/- 25	30'	No.

2B. Maximum Coverages – Including Building, Livable Floor Area, Lot Coverage and Building + Parking

Maximum Permitted	i. Required	ii. Existing	iii. Proposed	Variance Requested (Yes / No)
1a. Building Coverage (%)	15%	19.35%	21.83%	Yes.
1b. Building Coverage (sf)		1,935 SF	2,183 SF	Yes.
2a. Livable Floor Area (%)	22.5%		29.98%	Yes.
2b. Livable Floor Area (sf)			2,998.3 SF	Yes.
3a. Improved Lot Coverage (%)	30%	30.82%	32.35%	Yes.
3b. Improved Lot Coverage (sf)		3,082 SF	3,235 SF	Yes.
4a. Residential & Parking (%)	25%	23.50%	27.30%	Yes.
4b. Residential & Parking (sf)		2,350 SF	2,730 SF	Yes.

2C. Livable Floor Area Summary

Proposed	Floor 1	Floor 2	Floor 3	Basement*	Other	Other
Total Square Feet (sq.ft.)	1,374.1 SF	1,624.2 SF				
Total Sq. Ft	2,998.3 SF					
Percentage of Lot (%)	29.98%					

*Include basement in the calculations only if 30% or more of your basement is above the average grade (an average of a natural grade adjacent to the perimeter of a building measured at points ten (10) feet apart starting at the lowest elevation) **



Section 3. Accessory Calculations

- A. **Improved Lot Coverage:** The part of the site that is covered by buildings or accessory buildings; impervious or pervious surfaces; and any other structures or impervious surfaces.
- B. **Building Coverage:** The percentage of the plot or lot area covered by the principal building and accessory building(s).
- C. **Setback(s):** The required distance between a building or structure and a property line.
- D. **Floor Area Ratio (FAR) / Livable Floor Area:** The aggregate of all floors included within the outer walls of the building, excluding basements, garages and other unheated areas and including only such floor area under a sloping ceiling for which the headroom is not less than five (5) feet six (6) inches and then only if at least seventy-five percent (75%) of such floor area has a ceiling height of net less than seven (7) feet, six (6) inches and if any such floor that is situated above another story has access to the floor by a permanent, built-in stairway and has a permanent complete floor and a means of heating to seventy-five degrees Fahrenheit (75F) at all times.

Square Feet (sq.ft.)	3A. Improved Lot Coverage		3B. Building Coverage		3C. Side Set Back	3C. Rear Set Back
	Existing	Proposed	Existing	Proposed	Proposed	Proposed
Building	1,853 SF	2,183 SF	1,853 SF	2,183 SF		
Detached Garage						
Driveway	512 SF	547 SF				
Covered Patio						
Patio	356 SF	310 SF				
Deck						
Shed	82 SF		82 SF			
Front Walkway	264 SF	142 SF				
Side Walkway						
Rear Walkway						
Retaining Wall(s)						
AC & Generator Pads	15 SF	10 SF				
Swimming Pool						
Sports Court						
Other Window Wells		43 SF				
Other						
Other						
Other						
Other						
Total Sq. Ft.	3,082 SF	3,235 SF	1,935 SF	2,183 SF		
% of Total Lot Area	30.82%	32.35%	19.35%	21.83%		



Thomas W. Skrable, P.E., Consulting Engineer, 65 Ramapo Valley Road, Suite 13
Mahwah, NJ 07430, Tel. 201-529-5010, Fax 201-701-0312, Tskrable@optonline.net

June 17, 2026

Mr. Matthew G. Capizzi, Esq.
Capizzi Law Offices
205 Fairview Avenue
Westwood, NJ 07675

Re: Proposed Dwelling, #52 Edward Street, Borough of Demarest,
Job No. 26-041

Dear Matt:

The applicant is proposing a new dwelling in the R-A residential zone.

The following is a summary of existing versus proposed lot coverage and FAR for said project, for your review:

<i>Impervious Area</i>	<i>Existing (sf)</i>	<i>Proposed (sf)</i>
Dwelling	1,853	2,183 (bldg. 21.83%)
Shed	82 (bldg. 19.35%)	
Drive	512	547
Walks	264	142
Rear patio/conc.	356	310
Window wells		43
A/C pads	15	10

Improved Total	3,082 (30.82%)	3,235 (32.35%)
Res./parking Total	2,365 (23.65%)	2,730 (27.30%)
(allowable building coverage=15%, improved lot coverage=30%, residential and parking 25%)		

<i>FAR</i>	<i>Existing (sf)</i>	<i>Proposed (sf)</i>
First floor	N/A	1,374.1
Second floor	N/A	1,624.2

Total (allowable FAR=22.5%)	N/A	2,998.3 (29.98%)
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Thank you for your consideration. Should you have any questions, or require any additional information, please do not hesitate to contact me.

Very truly yours,

Thomas W. Skrable, P.E.

Digitally signed

by Thomas W.
Skrable, P.E.

Date: 2026.06.17

11:45:22 -04'00'



Section 4. Site & Building Information

A. Describe the proposed construction:

The Applicant seeks to construct a new 'single-family dwelling at the Property.

B. Describe the current use of buildings on the property:

Single-family dwelling.

C. Describe any existing deed restrictions or easements on property if any; these include but are not limited to storm drains, sidewalk, open space, streams, brooks, etc. Please provide copies of these documents as well.

N/A

D. Is the lot or the building non-conforming to the Demarest Zoning Ordinance or any other Borough Ordinance? If so, please describe.

Minimum Lot Area, Minimum Lot Frontage, Minimum Lot Depth, Minimum Front Yard Setback, Minimum Left-Side Yard Setback, Minimum Right-Side Yard Setback, Minimum Rear Yard Setback, Maximum Building Coverage, and Maximum Improved Lot Coverage.

E. Has a variance been previously granted or denied on the subject property? If so, please describe what it is and when it was issued. Please provide copies of these documents as well.

No.

F. Will there be significant changes being made to the land of the property itself (such as the removal or replacement of dirt, change in grade, removal of trees)?

Yes - See attached Soil Erosion & Sediment Control, & Site Plan prepared by Thomas W. Skrable, P.E., P.P., C.M.E., consisting of one (1) sheet dated March 17, 2026 and last revised as of June 17, 2026.

I, being of full age, hereby swear that all the information I have provided in the above application and the attached survey and / or plans are true and correct to the best of my knowledge.

52 Edward LLC c/o Yitzhak Evar,
Member

Print Name of Applicant

[Handwritten Signature]
Signature

3/27/26
Date



Section 5. Environmental Questionnaire

If any of the following questions are answered YES or OTHER, explain briefly on a separate clearly labeled document.

- A. Describe any adjacent environmental areas to the property – including any creeks, rivers, ponds, environmentally protected areas, riparian zones, etc.
N/A

- B. Is the site located in or adjacent to a wetlands area? YES | NO
- C. Does the new project require the removal of any trees of four (4) inch diameter at a height of six (6) inches above ground level? YES | NO
- D. On the site plan, state how many, the species, and location of the trees on site. If it is a woodland area, give area and tree density.
On plan, not wooded

- E. Does the new project require the removal of ornamental shrubs? YES | NO
- F. Does the applicant plan to relocate the trees and shrubs of item 3 and 4? YES | NO
- G. Does the new project require the alteration, channelization or relocation of any water course?
 YES | NO
- H. Will the project introduce any change in the quality of present storm water runoff? Include any changes in nonporous surface due to the project. YES | NO *decrease imperv*
- I. Will the project require directing surface drainage into a water course? YES | NO
- J. Will the project have any impact on Borough Services presently provided, such as: Police, fire, public works, schools, public sewers, etc.? YES | NO
- K. Will any required excavation for the project penetrate the high-water table in existence at the site? YES | NO
- L. Will the project interfere or change the high-water table at the site or its surroundings due to change in drainage? YES | NO
- M. Will the project require any special foundation provisions such as: pile, spread footing supports, etc.? YES | NO
- N. Will the operation of the project increase local vehicular traffic? YES | NO
- O. Will the operation of the project increase local air pollution? YES | NO
- P. Will the operation of the project exceed the existing noise level? YES | NO
- Q. Will the operation of the project exceed standard noise code levels? YES | NO
- R. Will the operation of the project increase the present light intensity levels? YES | NO
- S. Will the operation of the project produce odors? YES | NO
- T. Will the project impact on, or be in violation of the Demarest Master Plan and/or current zoning in the area? YES | NO
- U. Is the area of the project currently served by public utilities such as: electric, gas, water?
 YES | NO
- V. Has the site of the project ever been used for storage and disposal of hazardous materials or toxic substances or dangerous chemicals? YES | NO

****Please clearly label using section and question letter all attached sheets explaining the above answers.**



Section 6: Representatives' Contact Information

6A. Legal Representative Contact Info

Contact & Business Name **Matthew G. Capizzi, Esq., of Capizzi Law Offices**
 Address **205 Fairview Avenue, Westwood NJ**
 Phone **201-266-8300**
 Email **matthew@capizzilaw.com**

6B. Engineer Contact Info

Contact & Business Name **Thomas Skrable, P.E., of Thomas W. Skrable, P.E., P.P., C.M.E.**
 Address **65 Ramapo Valley Road, Suite 13, Mahwah NJ**
 Phone **201-529-5010**
 Email **tskrable@skrableengineering.com**

6C. Planner Contact Info

Contact & Business Name **Nick Graviano, P.P., of Graviano & Gillis Architects & Planners, LLC**
 Address **P.O. Box 3341, Long Branch NJ 07740**
 Phone **732-816-4151**
 Email **ngraviano@gmail.com**

6D. Architect Contact Info

Contact & Business Name **Stephanie Pantale, R.A., of Stephane De Carlo Pantale Architect**
 Address **70-K Chestnut Ridge Road, Montvale NJ**
 Phone **201-573-8250**
 Email **pantalearchitect@hotmail.com**

6E. Other Applicant/Owner Information

Contact & Business Name **52 Edward LLC - 72 Sherman Avenue, Closter NJ 07624**
~~Address-~~ **Yitzhak Zack Evar (50%)- 72 Sherman Avenue, Closter NJ 07624**
~~Phone-~~ **Moshe Evar (50%)- 72 Sherman Avenue, Closter NJ 07624**
 Email