



Demarest Borough
ZONING DEPARTMENT
118 SERPENTINE ROAD
DEMAREST, NJ 07627
(201) 768-0167 EXT. 110
MGRECO@DEMARESTNJ.GOV

Application Date: 3/23/2026
Application Number: ZA-26-0034
Permit Number: _____
Project Number: _____
Fee: \$75

Denial of Application

Date: 3/26/2026

To: 52 EDWARD LLC C/O YITZAK EVAR

CC: APP TELE:(917) 709-0203
APP EMAIL:MATTHEW@CAPIZZILAW.COM

RE: 52 EDWARD ST
BLOCK: 90 LOT: 211 QUAL: ZONE: R-A

DEAR 52 EDWARD LLC C/O YITZAK EVAR,

CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING
SITE PLAN BY THOMAS W. SKRABLE, P.E. 36679 DATED 03/17/2026
ARCHITECTURAL PLANS BY STEPHANIE DECARLO PANTALE, LIC 21AI01382000 DATED 03/17/2026
CURRENT SURVEY SUBMITTED FROM CHRISTOPHER J. LANTELME, L.S. 39580 DATED 02/10/2026

Your request is hereby denied based upon the following requirements:

IT SHOULD BE NOTED THAT THIS LOT IS IN THE R-A ZONE, BUT IS SIZED FOR A MUCH SMALLER ZONE AND EXISTS ON THE BORDER OF THE R-A AND R-C ZONES. IT IS EXTREMELY UNDERSIZED.

THIS PROJECT WOULD NEED VARIANCES FOR THE BELOW CONDITIONS;

- 1) LOT FRONTAGE = 100 FT.
- 2) LOT DEPTH = 100 FT.
- 3) LOT AREA = 10,000 SF.
- 4) FRONT YARD SET BACK = 33.6 FT. (THIS CAN BE ELIMINATED BY THE ALTERNATE SETBACK RULE, SHOULD BE DISCUSSED BY THE BOARD)
- 5) REAR YARD SET BACK = 33.1 FT.
- 6) SIDE YARD SET BACK (LEFT) = 16.2 FT.
- 7) SIDE YARD SET BACK (RIGHT) = 16.1 FT.
- 8) BUILDING COVERAGE = 19%

PROPOSED PATIO DOES NOT PROVIDE DISTANCE FROM REAR LOT LINE AND SHOULD BE CLARIFIED TO DETERMINE IF A VARIANCE IS REQUIRED.

IN ORDER TO QUALIFY FOR ALTERNATE SETBACK RULE A MINIMUM OF A SETBACK STUDY PROVING YOUR CLAIMS WOULD NEED TO BE PROVIDED.

The following comments were made during the denial process:

175-5 - R-A ZONE BULK AND AREA

No land shall be hereafter used or occupied and no building or part thereof shall hereafter be used, occupied, erected, moved or altered unless in conformity with the regulations and Limiting Schedule hereinafter specified for the district in which it is located.

AREA (minimums)
LOT AREA = 40,000 sq ft
FRONT YARD SETBACK = 50 ft.

REAR YARD SETBACK = 50 ft.
SIDE YARD SETBACKS = 25 ft.

BULK (maximums)
BUILDING COVERAGE = 15%
BUILDING HEIGHT = 33 ft.
LIVABLE FLOOR AREA = 22.5%
RESIDENTIAL AND PARKING COVERAGE = 25%
IMPROVED LOT COVERAGE = 30%

Sincerely,

A handwritten signature in black ink, appearing to be a stylized name, possibly "John Doe", written in a cursive or semi-cursive style.