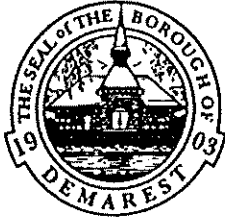

BOROUGH OF DEMAREST
JOINT PLANNING BOARD / ZONING BOARD OF ADJUSTMENT
In re: Appeal of Scott A. Lavin — 3 Central Avenue (Block 65, Lot 140)

EXHIBIT K

Hearing Date: August 5, 2026



THE BOROUGH OF DEMAREST

118 SERPENTINE ROAD
DEMAREST, N.J. 07627-2199

December 15, 2025

Via Email Only jlamb@beattielaw.com

Beattie Padovano
200 Market Street
Suite 401
Montvale, New Jersey 07645
ATT: John J. Lamb, Esq.

RE: 3 Central Avenue, Demarest, New Jersey

Mr. Lamb,

Please accept the following in response to your filed appeal concerning the issuance of a building permit for the above referenced matter. After considering your correspondence, the application and issued permit, as well as conferring with the Borough's engineer and obtaining an as built survey from the developer, we've determined that (i) your appeal is untimely and (ii) even if timely, the structure has been built in accordance with the submitted plans and building permit.

Your letter requesting the building permit be revoked due to alleged building height elevation and grade violations was dated October 16, 2025. However, we've confirmed that the roof was constructed as early as mid-August making your October 16, 2025 letter objecting to the issuance of the building permit untimely.

Notwithstanding, we have confirmed that the roof elevation was built in compliance with the building permit. Additionally, please see attached survey submitted with the building permit application and as built survey evidencing the grades are also compliant, along with the Borough engineer's comparison of same.

Very truly yours,

Michael Greco

Encl.

Cc: Danielle Federico, Esq. (via email only)
Deena B. Rosendahl, Esq. (via email only)