
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 L

Hearing Date: August 5, 2026



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December 18, 2025

Via Email Only – jlamb@beattielaw.com pperez@ridgewoodnj.net

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

Re: 3 Central Avenue, Demarest, New Jersey

Dear Mr. Lamb,

I write in response to your December 8, 2025 and December 12, 2025 emails ("December Emails"). As you know from Charles Rabolli's attendance at the November 5, 2025 public hearing and as previously mentioned in my letter of the same date, the Borough of Demarest Planning Board (the "Planning Board") has already considered an interpretation request with respect to the building height calculation, which was identical to the issue raised in your November 4, 2025 letter. Therefore, no further action by the Planning Board regarding your clients' separate request for interpretation is necessary. It is moot and res judicata applies.

Further, as mentioned in your November 13, 2025 letter and our prior phone conversations, it is my understanding that you had requested a stay of your appeal with respect to any "lack of decision" by the Zoning Officer concerning 3 Central Avenue while the Zoning Officer conducted further review. I had not heard from you further until your December Emails. Therefore, no further action by the Planning Board was warranted.

I have reviewed the case law you provided, Mullen v. Ippolito Corp., 428 N.J. Super. 85 (App. Div. 2012) and Lema v. Borough of Garwood, 2025 WL 3250852 (N.J. Super. Ct. App. Div. Nov. 21, 2025), but do not agree with your interpretation. I have also reviewed Mr. Greco's December 15, 2025 letter and agree with his conclusion that your appeal is untimely. However, should you wish to proceed with an appeal to the Planning Board for a hearing and decision on this matter, we will ensure your appeal is placed on the next available agenda.

Please advise how you would like to proceed no later than Monday, December 29, 2025 or we will consider this matter closed.

Very truly yours,

Danielle M. Federico

Cc: Michael Greco, Zoning Officer
Deena Rosendahl, Esq., Borough Attorney