
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 R

Hearing Date: August 5, 2026

Lavin, Scott A.

From: North Jersey Legals <BERlegals@usatodayco.com>
Sent: Tuesday, July 21, 2026 9:35 PM
To: Lavin, Scott A.
Subject: [EXT] Thank you for placing your order with us.

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Job Details

Order Number:
LNYS0562183
Classification:
Public Notices
Package:
General Package North Jersey
Additional Options:
1 Affidavit \$30.00
Total payment:
\$81.48
Payment Type:
Mastercard

Account Details

SCOTT LAVIN
40 LINCOLN STREET
Demarest, NJ □ 07627
215-432-6839
slavin@foxrothschild.com
Credit Card - Mastercard *****8220

Schedule for ad number LNYS05621830

Fri Jul 24, 2026
northjersey.com
All Zones
Sat Jul 25, 2026
Bergen Record and Herald News
All Zones

BOROUGH OF DEMAREST JOINT
PLANNING BOARD - NOTICE OF
PUBLIC HEARING

NOTICE OF HEARING REGARD-
ING 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 7:00PM, 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 relat-
ing 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 permit-
ted a roof/peak height in excess of
the thirty (30) foot maximum height
applicable in the R-D zone, includ-
ing a peak height of approximately
thirty-five (35) feet, based on an
erroneous "average building height"
or "average roof height" method-
ology. 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 Plan-
ning 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 determina-
tion that the permits were issued
in error; revocation, suspension,
modification, or correction of the
permits; a direction that the struc-
ture be brought into compliance
with the applicable thirty (30) foot
maximum height limitation; a direc-
tion 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 ques-
tions or provide comments. The
appeal, permits in question, surveys
and elevations, letter brief, exhibits,
Ordinance No. 1025-15, the Novem-
ber 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.

Publication Dates

LNYS0562183

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