
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 F

Hearing Date: August 5, 2026



THE BOROUGH OF DEMAREST

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

MICHAEL GRECO
ZONING OFFICER
(201) 768-0167 x 110
mgreco@demarestnj.gov

October 31, 2025

3 CENTRAL AVENUE LLC
3 Central Avenue
Demarest, NJ 07627

RE: 3 Central Avenue, Demarest, New Jersey
Block 65, Lot 140
Zoning and Construction Permits

Dear TanDor Development:

Pursuant to the Borough's Zoning Ordinance number 1025-15 Amending Chapter 175, the average roof height shall not exceed 30 feet. As you know, Architectural Plans dated March 24, 2025, and Engineering Site Plans dated November 15, 2024, last revised April 14, 2025, were previously submitted in support of your request for a construction and zoning permit (the "Plans"). The Plans submitted in support of issuance of both a construction and zoning permit evidenced an average building height of 30 feet, with the peak of the building at 35 feet. As a result, zoning permit number Z-25-0032 and construction permit number 2025-0109 were issued.

A visual inspection of the as built height of the structure indicates the structure may be exceeding the permissible maximum building height. As such, we require a **topographic survey with roof peaks provided measured in the same datum as the engineering site plans** to be provided within ten (10) days.

The Borough reserves the right to take any appropriate action following receipt of the requested documents. Accordingly, please be advised that if construction continues while this matter is under review, any work performed, or expenses incurred are done so at your own risk. Should the review determine that changes or corrections are required, all resulting actions or costs will be your responsibility.

Sincerely,

MICHAEL GRECO
ZONING OFFICER

ROBERT SHERROW
CONSTRUCTION OFFICIAL

CC (via email): Construction@demarestnj.gov, drosendahl@cgajlaw.com,
boroadmin@demarestnj.gov, nick.chelius@collierseng.com, dhaight@demarestnj.gov

CC (via mail): TanDor Development, 64 N. Summit St, Tenaflly, NJ 07670

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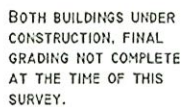
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DEPARTMENT OF THE TREASURY CIRCULAR 230 DISCLOSURE

Nothing contained in this communication was intended or written by the author to be used, or can be used by any taxpayer for the purpose of avoiding penalties that may be imposed on the taxpayer under the Internal Revenue Code of 1986, as amended.

Engineers & Surveyors

101 West Street, Hillsdale, N.J. 07642 Ph. 201-666-2450 Fax 201-666-9745



A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS
HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO
P.L. 2003, c.14 (c45.8-36.3) AND NJAC 13.40-5.1(d)
ELEVATIONS BASED ON AN ASSUMED DATUM.

THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE
DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

PROPERTY SITUATED IN: BOROUGH OF DEMAREST, BERGEN COUNTY, NEW JERSEY

CERTIFIED TO: TANDOR DEVELOPMENT LLC.

LOT NO.: 140 (TAX MAP) 140 & 141 (FILE MAP)

BLOCK NO.: 65 (TAX MAP) N/A (FILE MAP)

MAP SOURCE: "MAP OF PROPERTY OF THE TENAKILL TERRACE CO., DEMAREST, N.J." FILED IN THE BERGEN COUNTY CLERK'S OFFICE DECEMBER 6, 1907 AS MAP NO. 1121.

Christopher J. Lantelme, P.E. & L.S. 39580
LAND SURVEYOR

SCALE: 1" = 20'	DATE: 11/13/25	PARTY: EW/VD	DRAWN BY: DR	NO. 3CENTRALAB
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