
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 G

Hearing Date: August 5, 2026

From: Lamb, John J.
Sent: Monday, November 3, 2025 11:14 AM
To: Deena Rosendahl
Subject: Lavin-Demarest 3 Central Ave LLC [Comparison of old grades and current grades]

Good morning Ms. Rosendahl:

I wanted to give up an update on the grade elevation issue:

1. Prior photos previously sent: I sent you the last 3 photos attached to this email last week.
2. Inspection yesterday: I inspected the area and the construction in the neighborhood this weekend and took the first photo on Saturday.
3. First photo: The first photo shows the current grade ,sloping "up" from the Central Ave sidewalk .
4. Old grade: I looked closely at the "old" grade – shown on the last 3 photos.
5. Comparison of old and new grades: You can easily see:
 - (a) the current grade from the sidewalks on two sides on the pre-construction photos - to the interior of the lot- which shows the slope goes down, not up.
 - (b) On the other hand by way of comparison, the first two photos show the current grade from Central Ave and on the other intersection . They confirm the grade slopes "up" from the streets .
 - (c) The current grade no longer slopes "down" from the sidewalk to the middle of the lot.
6. Change of grade: The first photo of the front yard now- during construction. The grade has been changed and the current day photos show the current slope of the grade-which as stated rises from the sidewalk .
7. Current grade on foundation of house being constructed: The second photo shows the difference in grades at the lower end of the new house being constructed -and it appears that the bottom of the house not finished is intended to be covered by dirt at some point, like the left side of the photo
8. Visual appearance of house now: The height of the house from my view and from some locations looks like a 4-story structure, but I will let others make that determination.
9. Old photos if needed: We can likely find more "old" photos- to the extent necessary.
10. Construction continuing: I note that there were about 5 workers on the site- continuing with the construction-on Saturday

Hope this helps with any analysis by the Borough officials.

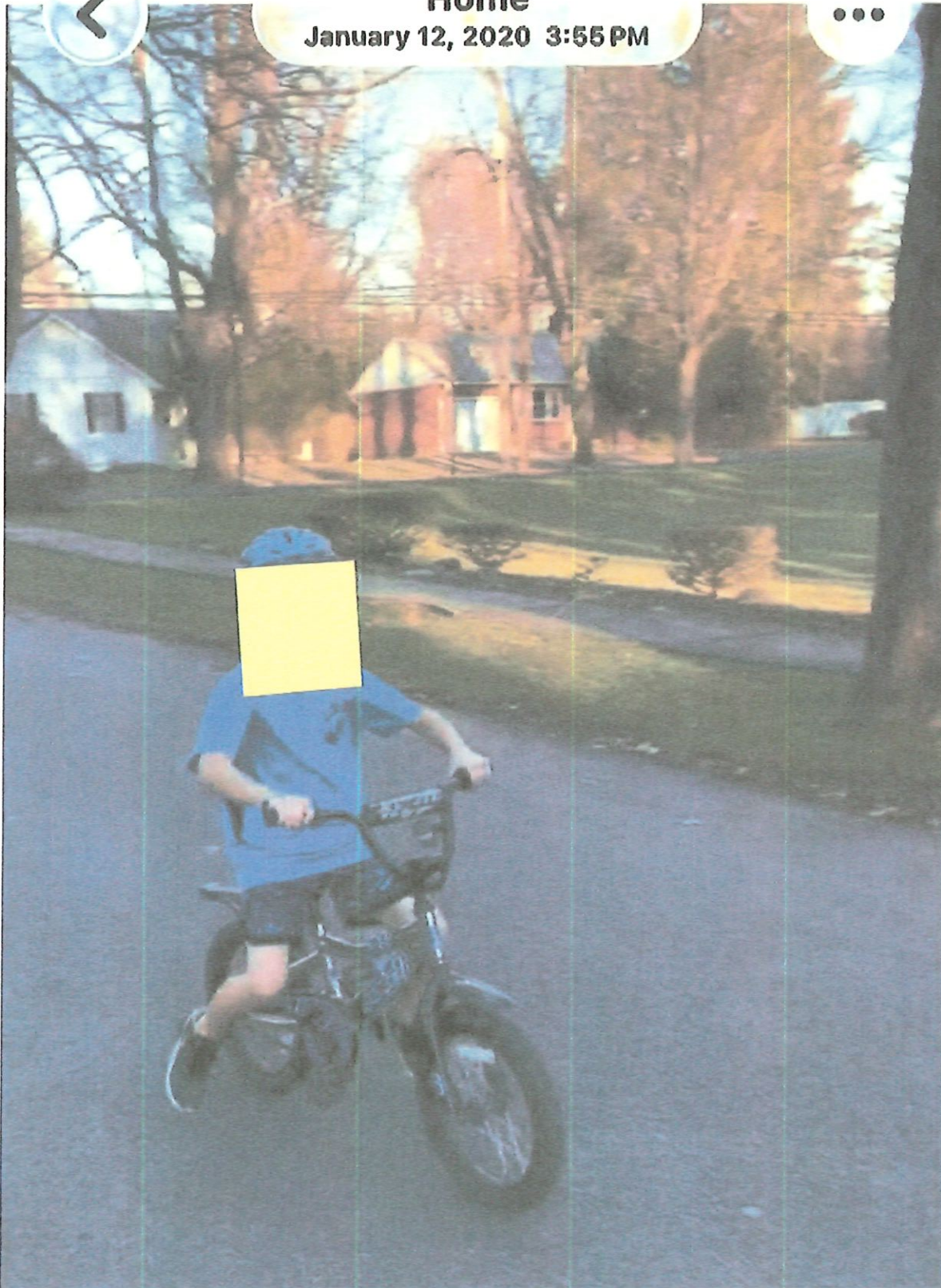
John J. Lamb
Cell 201-655-5334

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January 12, 2020 3:55 PM



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