



Demarest Borough  
ZONING DEPARTMENT  
118 SERPENTINE RAOD  
DEMAREST, NJ 07627  
(201) 768-0167 EXT. 110  
MGRECO@DEMARESTNJ.GOV

Application Date: 10/21/2025  
Application Number: ZA-25-0162  
Permit Number: \_\_\_\_\_  
Project Number: \_\_\_\_\_  
  
Fee: \$75

## Denial of Application

Date: 10/28/2025

To: MATTHEW G. CAPIZZI, ESQ.  
205 FAIRVIEW AVENUE  
WESTWOOD, NJ 07675

CC: APP EMAIL:MATTHEW@CAPIZZILAW.COM

RE: 8 GLENWOOD AVE  
BLOCK: 121 LOT: 7 QUAL: ZONE: R-D

DEAR MATTHEW G. CAPIZZI, ESQ.,

CONSTRUCT A ONE-STORY ADDITION ALONG THE READ PORTION OF THE DWELLING

Your request is hereby denied based upon the following requirements:

YOUR ZONING PERMIT IS DENIED FOR THE BELOW REASONS WHICH WOULD REQUIRE VARIANCES FROM THE JOINT PLANNING BOARD OF DEMAREST

BUILDING COVERAGE = 21.55% WHERE 20% IS ALLOWED  
LIVABLE FLOOR AREA = 35% WHERE 30% IS ALLOWED  
RESIDENTIAL AND PARKING COVERAGE = 27.77% WHERE 25% IS ALLOWED

I WOULD LIKE TO NOTE THAT THERE IS AN EXISTING NONCONFORMITY OF THE FRONT YARD SETBACK WHICH IS 24.9 FEET WHERE 25 FEET IS REQUIRED.

The following comments were made during the denial process:

175-5 - R-D ZONE BULK AND AREA

No land shall be hereafter used or occupied and no building or part thereof shall hereafter be used, occupied, erected, moved or altered unless in conformity with the regulations and Limiting Schedule hereinafter specified for the district in which it is located.

AREA (minimums)

LOT AREA = 10,000 sq ft  
FRONT YARD SETBACK = 25 ft.  
REAR YARD SETBACK = 30 ft.  
SIDE YARD SETBACKS = 10 ft.

BULK (maximums)

BUILDING COVERAGE = 20%  
BUILDING HEIGHT = 30 ft.  
LIVABLE FLOOR AREA = 30%  
RESIDENTIAL AND PARKING COVERAGE = 25%  
IMPROVED LOT COVERAGE = 30%

Sincerely,

