



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

Application Date:	<u>1/9/2026</u>
Application Number:	<u>ZA-26-0005</u>
Permit Number:	<u> </u>
Project Number:	<u> </u>
Fee:	<u>\$75</u>

Denial of Application

Date: 1/14/2026

To: 8 ROSS AVENUE LLC C/O SCOTT NELA
141 SANFORD AVE
LYNDHURST, NJ 07071

CC: APP TELE:(973) 860-8858
APP EMAIL:SNELA1981@YAHOO.COM

RE: 8 ROSS AVE
BLOCK: 133 LOT: 42 QUAL: ZONE: R-D

DEAR 8 ROSS AVENUE LLC C/O SCOTT NELA,

APPLICANT SEEKS TO RENOVATE AND EXPAND THE EXISTING SINGLE FAMILY DWELLING AT THE PROPERTY BY : (1) CONSTRUCTING A TWO-STORY ADDITION ON THE RIGHT SIDE OF THE DWELLING; (2) INSTALLING A NEW DRIVEWAY; AND (3) CONSTRUCTING A PATIO IN THE REAR YARD.

SITE PLAN BY STEPHEN P. EID NJPE&LS 30081 DATED 11/20/2025

ARCHITECTURAL PLAN BY STANLEY J. KUFEL, R.A. NJ LIC NO. 21A101263500 DATED 10/14/2025

Your request is hereby denied based upon the following requirements:

LOT AREA = 7,000 SF (10,000 SF REQUIRED)
LOT FRONTAGE = 70 FT (100 FT REQUIRED)
FRONT YARD SETBACK OF ADDITION = 19.6 FT (25 FT. REQUIRED)
BUILDING COVERAGE = 25.3% (20% MAXIMUM)
IMPROVED LOT COVERAGE = 34.9% (30% MAXIMUM)
LIVABLE FLOOR AREA = 39.1% (30% MAXIMUM)

QUESTIONS:

- 1) RESIDENTIAL & PARKING COVERAGE NOT SPECIFIED BUT DUE TO PROPSOED BUILDING COVERAGE BEING OVER 25% IT IS CLEAR THIS WILL ALSO NEED A VARIANCE
- 2) BUILDING HEIGHT IS MEASURE TO THE MIDPOINT OF THE ROOF IN THE PLAN. BUILDING HEIGHT IN THE R-D ZONE IS MEASURED FROM THE AVERAGE NATURAL GRADE TO THE ROOF PEAK AND HAS A MAXIMUM OF 30 FT. PLEASE CONFIRM WHETHER THIS IS A VARIANCE OR NOT.
- 3) THE HOME HAS AN EXISTING SIDE YARD SETBACK OF 9.9 FT, THIS SEEMS PRE-EXISTING NONCONFORMING AS RECORDS INDICATE THE HOME WAS BUILT PRIOR TO THE INTRODUCTION OF THE FIRST ZONING ORDINANCE.
- 4) BASEMENT ELEVATIONS NOT SHOWN, PLEASE CONFIRM WHETHER BASEMENT QUALIFIES AS NOT LIVABLE FLOOR AREA, MUST BE 70% BELOW AVERAGE NATURAL GRADE TO QUALIFY.

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%