



Joint Planning Board  
 Borough of Demarest  
 118 Serpentine Road  
 Demarest, NJ 07627

Received Date: **02/17/2026**  
 Completeness Date: **03/31/2026**  
 Action by Date: **07/29/2026**

## VARIANCE APPLICATION

### Section 1: Project Summary

File No. **JPB - 26 - 002**

#### 1A. Property Information

Property Address: **75 Anderson Avenue**  
 Block and Lot: **B: 85.04 L: 3** Qual:  
 Zone: **R-A**  
 Principal Use: **Single Family Dwelling**

#### 1B. Contacts

	Owner	Applicant
Name	<b>75 Anderson Ave LLC</b>	<b>75 Anderson Ave LLC</b>
Address	<b>6 Van Buren Court, Cresskill, NJ 07626</b>	
Phone #	<b>201-767-4122</b>	
Email	<b>deans@ferrarostamos.com</b>	

#### 1C. "C Variances" Requested

	Requested	Town Requirement
<input checked="" type="checkbox"/> Improved Lot Coverage	<b>34.46 %</b>	<b>30 %</b>
<input checked="" type="checkbox"/> Building Coverage	<b>19.50 %</b>	<b>15 %</b>
<input checked="" type="checkbox"/> Residential & Parking Coverage	<b>34.20 %</b>	<b>25 %</b>
Setback-Front(s)		<b>50 Ft</b>
Setback-Rear		<b>50 Ft</b>
<input checked="" type="checkbox"/> Setback-Side(s)	<b>12.72 &amp; 20.53</b>	<b>25 Ft</b>
Other(s) - list all		

#### 1D. "D Variances" Requested

<input type="checkbox"/> D (1) – Use	
<input type="checkbox"/> D (2) – Expansion of a Nonconforming Use	
<input type="checkbox"/> D (3) - Conditional Use	
<input checked="" type="checkbox"/> D (4) – FAR / Livable Floor Area	<b>28.37 %</b>
<input type="checkbox"/> D (6) – Height (10ft or 10%)	<b>Ft</b>

#### 1E. Project Description:

**Applicant proposes to construct a single family dwelling on an existing non-conforming lot**



**Section 2: Zoning Analysis**

**ZONE: R-A**

**2A. Property Description – Including Setbacks, Frontage, Size & Depth**

Lot & Building Zoning	i. Required	ii. Existing	iii. Proposed	Variance Requested (Yes / No)
1. Lot Area Square Feet (sq.ft.)	<b>40,000 sq ft</b>	14534.23	<b>14534.23</b>	<b>ENC</b>
2. Lot Frontage	<b>200 ft</b>	78.69 ft.	<b>78.69 ft.</b>	<b>ENC</b>
3. Lot Depth	<b>200 ft</b>	183.74 ft.	<b>183.74 ft.</b>	<b>ENC</b>
4. Setback-Front Yard	<b>50 ft</b>	39 ft.	<b>50 ft.</b>	<b>N</b>
5. Setback-Front Yard 2 (if applicable)	<b>50 ft</b>	N/A	<b>N/A</b>	<b>N/A</b>
6. Setback-Rear Yard	<b>50 ft</b>	90.39 ft.	<b>52.8 ft.</b>	<b>N</b>
7. Setback-Side Yard (Left)	<b>25 ft</b>	8.83 ft.	<b>12.72 ft.</b>	<b>Y</b>
8. Setback-Side Yard (Right)	<b>25 ft</b>	23.48 ft.	<b>20.53 ft.</b>	<b>Y</b>
9. Principal Building Height	<b>33 ft</b>	N/A	<b>26.98 ft.</b>	<b>N</b>

**2B. Maximum Coverages – Including Building, Livable Floor Area, Lot Coverage and Building + Parking**

Maximum Permitted	i. Required	ii. Existing	iii. Proposed	Variance Requested (Yes / No)
1a. Building Coverage (%)	<b>15%</b>	13.25%	<b>19.50%</b>	<b>Y</b>
1b. Building Coverage (sf)	<b>2,180</b>	1,926	<b>2,835</b>	<b>Y</b>
2a. Livable Floor Area (%)	<b>22.5%</b>	18.34%	<b>28.37%</b>	<b>Y</b>
2b. Livable Floor Area (sf)	<b>3,270</b>	2,665.5	<b>4,123</b>	<b>Y</b>
3a. Improved Lot Coverage (%)	<b>30%</b>	30.99%	<b>34.46%</b>	<b>Y</b>
3b. Improved Lot Coverage (sf)	<b>4,360</b>	4,504	<b>5,008</b>	<b>Y</b>
4a. Residential & Parking (%)	<b>25%</b>	26.10%	<b>34.20%</b>	<b>Y</b>
4b. Residential & Parking (sf)	<b>3,633.50</b>	3,793.4	<b>4,970</b>	<b>Y</b>

**2C. Livable Floor Area Summary**

	Floor 1	Floor 2	Floor 3	Basement*	Other	Other
Total Square Feet (sq.ft.)	1780	2343				
Total Sq. Ft	<b>4,123</b>					
Percentage of Lot (%)	<b>28.37%</b>					

\*Include basement in the calculations only if 30% or more of your basement is above the average grade (an average of a natural grade adjacent to the perimeter of a building measured at points ten (10) feet apart starting at the lowest elevation) \*\*



### Section 3. Accessory Calculations

- A. Improved Lot Coverage: The part of the site that is covered by buildings or accessory buildings; impervious or pervious surfaces; and any other structures or impervious surfaces.
- B. Building Coverage: The percentage of the plot or lot area covered by the principal building and accessory building(s).
- C. Setback(s): The required distance between a building or structure and a property line.
- D. Floor Area Ratio (FAR) / Livable Floor Area: The aggregate of all floors included within the outer walls of the building, excluding basements, garages and other unheated areas and including only such floor area under a sloping ceiling for which the headroom is not less than five (5) feet six (6) inches and then only if at least seventy-five percent (75%) of such floor area has a ceiling height of net less than seven (7) feet, six (6) inches and if any such floor that is situated above another story has access to the floor by a permanent, built-in stairway and has a permanent complete floor and a means of heating to seventy-five degrees Fahrenheit (75F) at all times.

Square Feet (sq.ft.)	3A. Improved Lot Coverage		3B. Building Coverage		3C. Side Set Back	3C. Rear Set Back
	Existing	Proposed	Existing	Proposed	Proposed	Proposed
Building						
Detached Garage						
Driveway						
Covered Patio						
Patio						
Deck						
Shed						
Front Walkway						
Side Walkway						
Rear Walkway						
Retaining Wall(s)						
AC & Generator Pads						
Swimming Pool						
Sports Court						
Other						
Other						
Other						
Other						
Other						
<b>Total Sq. Ft.</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
% of Total Lot Area						



### Section 4. Site & Building Information

A. Describe the proposed construction:

**Single family dwelling**

B. Describe the current use of buildings on the property:

**Single family dwelling proposed to be demolished**

C. Describe any existing deed restrictions or easements on property if any; these include but are not limited to storm drains, sidewalk, open space, streams, brooks, etc. Please provide copies of these documents as well.

**None**

D. Is the lot or the building non-conforming to the Demarest Zoning Ordinance or any other Borough Ordinance? If so, please describe.

**Yes, lot is undersized in lot area, lot frontage and lot depth.**

E. Has a variance been previously granted or denied on the subject property? If so, please describe what it is and when it was issued. Please provide copies of these documents as well.

**Unknown to applicant**

F. Will there be significant changes being made to the land of the property itself (such as the removal or replacement of dirt, change in grade, removal of trees)?

**Applicant will only remove trees if necessary due to construction but no tree removal is noted on the plans**

I, being of full age, hereby swear that all the information I have provided in the above application and the attached survey and / or plans are true and correct to the best of my knowledge.

**75 Anderson Ave LLC**

Print Name of Applicant

Signature

Date



### Section 5. Environmental Questionnaire

If any of the following questions are answered YES or OTHER, explain briefly on a separate clearly labeled document.

- A. Describe any adjacent environmental areas to the property – including any creeks, rivers, ponds, environmentally protected areas, riparian zones, etc.  
Demarest Brook is to the south west of the property

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- B. Is the site located in or adjacent to a wetlands area?  YES |  NO
- C. Does the new project require the removal of any trees of four (4) inch diameter at a height of six (6) inches above ground level?  YES |  NO
- D. On the site plan, state how many, the species, and location of the trees on site. If it is a woodland area, give area and tree density.  


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- E. Does the new project require the removal of ornamental shrubs?  YES |  NO
- F. Does the applicant plan to relocate the trees and shrubs of item 3 and 4?  YES |  NO
- G. Does the new project require the alteration, channelization or relocation of any water course?  YES |  NO
- H. Will the project introduce any change in the quality of present storm water runoff? Include any changes in nonporous surface due to the project.  YES |  NO
- I. Will the project require directing surface drainage into a water course?  YES |  NO
- J. Will the project have any impact on Borough Services presently provided, such as: Police, fire, public works, schools, public sewers, etc.?  YES |  NO
- K. Will any required excavation for the project penetrate the high-water table in existence at the site?  YES |  NO
- L. Will the project interfere or change the high-water table at the site or its surroundings due to change in drainage?  YES |  NO
- M. Will the project require any special foundation provisions such as: pile, spread footing supports, etc.?  YES |  NO
- N. Will the operation of the project increase local vehicular traffic?  YES |  NO
- O. Will the operation of the project increase local air pollution?  YES |  NO
- P. Will the operation of the project exceed the existing noise level?  YES |  NO
- Q. Will the operation of the project exceed standard noise code levels?  YES |  NO
- R. Will the operation of the project increase the present light intensity levels?  YES |  NO
- S. Will the operation of the project produce odors?  YES |  NO
- T. Will the project impact on, or be in violation of the Demarest Master Plan and/or current zoning in the area?  YES |  NO
- U. Is the area of the project currently served by public utilities such as: electric, gas, water?  YES |  NO
- V. Has the site of the project ever been used for storage and disposal of hazardous materials or toxic substances or dangerous chemicals?  YES |  NO

**\*\*Please clearly label using section and question letter all attached sheets explaining the above answers.**



## Section 6: Representatives' Contact Information

### 6A. Legal Representative Contact Info

Contact & Business Name	<b>Dean Stamos, Esq., Ferraro &amp; Stamos LLP</b>
Address	<b>22 Paris Avenue, Suite 105, Rockleigh, NJ 07647</b>
Phone	<b>201-767-4122</b>
Email	<b><a href="mailto:deans@ferrarostamos.com">deans@ferrarostamos.com</a></b>

### 6B. Engineer Contact Info

Contact & Business Name	<b>Michael Hubschman, P.E., Hubschman Engineering</b>
Address	<b>263A S. Washington Ave., Bergenfield, NJ 07621</b>
Phone	<b>201-384-5666</b>
Email	<b><a href="mailto:mike@hubschmanengineering.com">mike@hubschmanengineering.com</a></b>

### 6C. Planner Contact Info

Contact & Business Name	<b>Same as Engineer</b>
Address	
Phone	
Email	

### 6D. Architect Contact Info

Contact & Business Name	<b>Eric Kiellar, R.A., Blueline Architects</b>
Address	<b>397 Franklin Ave., Wyckoff, NJ 07481</b>
Phone	<b>201-848-1477</b>
Email	<b><a href="mailto:wayne@bluelinearch.com">wayne@bluelinearch.com</a></b>

### 6E. Other

Contact & Business Name	
Address	
Phone	
Email	



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**Variance Application**

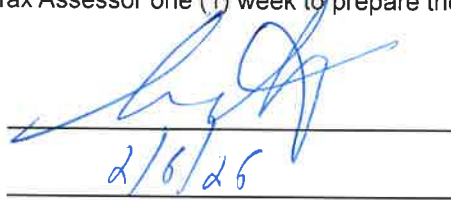
**SECTION 10: FORM REQUESTING LIST OF PROPERTIES LOCATED WITHIN 200 FEET\*\***

**TAX ASSESSOR**

OWNER	<b>75 Anderson Ave LLC</b>		
ADDRESS	<b>6 Van Buren Court, Cresskill, NJ 07626</b>		
BLOCK	<b>85.04</b>	LOT	<b>3</b>
FEE		CHECK #	
EMAIL CONTACT	<b>deans@ferrarostamos.com</b>		
PHONE # (IF PICKUP)	<b>201-767-4122</b>		

\*\* Please allow the Tax Assessor one (1) week to prepare the list \*\*

Applicant's Signature

  
 \_\_\_\_\_  
 2/6/26

Date

I understand that if the application is not deemed complete and placed on the agenda within 3 months, a new tax certification and 200-foot list will be required. This is to maintain up to date information in the application, as well as an accurate notice to surrounding neighbors and properties. I will re-submit this request form should that become necessary. CS (Initial)

**Please contact the Borough Tax Assessor's Office with any questions. Lee Campbell, Tax Assessor's Assistant, via phone (201) 768-0167 x 130, or by email [lcambell@demarestnj.gov](mailto:lcambell@demarestnj.gov)**

***Below Line for Borough Use Only***

Date Request Filled \_\_\_\_\_

By \_\_\_\_\_  
**Signature**

§ 27-29 List of property owners furnished.

*Upon the written request of an applicant, the Tax Assessor shall, within seven days, make and certify a list from the current tax duplicates of names and addresses of owners to whom the applicant is required to give notice pursuant to § 27-28 of this chapter. The applicant shall be entitled to rely upon the information contained in such list, and failure to give notice to any owner not on the list shall not invalidate any hearing or proceeding. A sum not to exceed \$0.25 per name or \$10, whichever is greater, may be charged for such list.*