



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-26-0004</u>
Permit Number:	<u> </u>
Project Number:	<u> </u>
Fee:	<u>\$75</u>

Denial of Application

Date: 1/13/2026

To: 75 ANDERSON AVE LLC C/O FERRARO @ STAMOS LLP
75 ANDERSON AVE
DEMAREST, NJ 07627
CC: APP TELE:(201) 767-4122
APP EMAIL:DEANS@FERRAROSTAMOS.COM

RE: 75 ANDERSON AVE
BLOCK: 85.04 LOT: 3 QUAL: ZONE: R-A

DEAR 75 ANDERSON AVE LLC C/O FERRARO @ STAMOS LLP,
NEW SINGLE FAMILY DWELLING
SITE PLAN BY MICHAEL J. HUBSCHMAN, P.E., P.P. DATED 12/3/2025

Your request is hereby denied based upon the following requirements:

LOT AREA = 14,534.23 SF (40,000 SF REQUIRED)
FRONTAGE = 78.69 FT (200 FT REQUIRED)
LOT DEPTH = 183.74 FT (200 FT REQUIRE)
SIDE YARD SET BACK (LEFT) = 12.72 FT (25 FT REQUIRED)
SIDE YARD SETBACK (RIGHT) = 20.53 FT (25 FT REQUIRED)
BUILDING COVERAGE = 19.5% (15% MAXIMUM)
RES. & PARKING COVERAGE = 34.2% (25% MAXIMUM)
IMPROVED LOT COVERAGE = 34.46% (30% MAXIMUM)
LIVABLE FLOOR AREA = 28.37% (22.5% MAXIMUM)

WINDOW WELL DIMENSIONS MAY REQUIRE VARIANCES IN SIDE YARD

NO A/C UNITS OR GENERATORS SHOWN, MAY REQUIRE VARIANCES DEPENDING ON LOCATION.

The following comments were made during the denial process:

175-5 - R-A 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 = 40,000 sq ft
FRONT YARD SETBACK = 50 ft.
REAR YARD SETBACK = 50 ft.
SIDE YARD SETBACKS = 25 ft.

BULK (maximums)

BUILDING COVERAGE = 15%
BUILDING HEIGHT = 33 ft.
LIVABLE FLOOR AREA = 22.5%
RESIDENTIAL AND PARKING COVERAGE = 25%
IMPROVED LOT COVERAGE = 30%

Sincerely,

A handwritten signature in black ink, appearing to be a stylized name with a long horizontal flourish extending to the right.