



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

Application Date: 3/18/2026
Application Number: ZA-26-0031
Permit Number: _____
Project Number: _____
Fee: \$75

Denial of Application

Date: 3/23/2026

To: 25 MEADOW ST LLC C/O MATT BADER
505 HERKIMER AVE
HAWORTH, NJ 07641

CC: APP TELE:(201) 741-2470
APP EMAIL:MATTBADER1@GMAIL.COM

RE: 25 MEADOW ST
BLOCK: 52 LOT: 12 QUAL: ZONE: R-D

DEAR 25 MEADOW ST LLC C/O MATT BADER,

DEMOLITION AND NEW HOUSE
SITE PLAN BY SEAN P. MCCLELLAN P.E. 45194 DATED 03/09/2026
ARCHITECTURAL PLAN BY URI RAPAPORT AIA DATED 01/23/2026

Your request is hereby denied based upon the following requirements:

- 1) MINIMUM FRONTAGE REQUIRED IN R-D ZONE = 100ft.
LOT HAS 50ft.
- 2) MINIMUM LOT AREA REQUIRES IN R-D ZONE = 1,000sf.
LOT HAS 7,730sf.
- 3) R-D ZONE HAS A MINIMUM FRONT YARD SET BACK REQUIREMENT OF 25 FT., APPLICANT CALLS OUT ALTERNATE SETBACK REQUIREMENT OF 31 FT. BOARD SHOULD DISCUSS THE USE OF THE ALTERNATE SETBACK RULE.
- 4) WINDOW WELLS ON BOTH SIDES OF THE HOME ARE ENCROACHING INTO THE SETBACK AN AMOUNT NOT SHOWN, LOOK TO RULE FOR ARCHITECTURAL FEATURE ENCROACHMENTS ALLOWING MAX OF 3 FEET.
- 5) PERGOLA PLACED IN THE SIDE YARD TOWARD THE FRONT OF THE BUILDING OVER THE WALKWAY NOT PERMITTED IN THIS LOCATION.
- 6) HEIGHT OF STRUCTURE IS UNCLEAR. SITE PLAN SHOWS 29.1 FEET. ARCHITECTURAL PLAN TABLE SHOWS 28 FEET. ELEVATIONS OF HOME SHOW 26' 6". NONE EXPAND ON THE MEASUREMENT, HEIGHT IS MEASURED FROM THE AVERAGE NATURAL GRADE TO THE PEAK OF THE BUILDING, PLEASE EXPLAIN THIS WAS USED AND WHICH NUMBER IF ANY IS ACCURATE.
- 6) FAR SHOWN AS 30% BUT NO BREAKDOWN OF FLOOR AREA IS PROVIDED.

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%

175-19 Encroachments into yards.

A. Residence districts. Yards referred to herein are in each case the entire yard, regardless of the minimum required yards provided in the Limiting Schedule (§ 175-16).

(1) All yards.

(a) Ordinary projections of windowsills, belt courses, cornices, eaves and other architectural features shall be permitted to encroach not more than three feet, and unroofed steps as required.

(3) Side yards.

(b) Accessory uses, buildings and structures shall not be permitted to encroach.

Sincerely,

A handwritten signature in black ink, appearing to be a stylized name, possibly "John Doe", written in a cursive script.