



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

Received Date: **08/17/2026**
Completeness Date:
Action by Date:

VARIANCE APPLICATION

Section 1: Project Summary

File No. **JPB-26-009**

1A. Property Information

Property Address	232 County Road, Demarest, NJ 07627		
Block and Lot	B: 63	L: 5	Qual:
Zone	Residential Multifamily-3 (R-MF-3)		
Principal Use	Multifamily Residential		

1B. Contacts

Owner

Applicant

Name	232 County Development, LLC	Same as Owner
Address	232 County Road, Demarest, NJ 07627	
Phone #	201-280-0280	
Email	michfein1111@gmail.com	

N/A

1C. "C Variances" Requested

Requested

Town Requirement

Improved Lot Coverage	%	%
Building Coverage	%	%
Residential & Parking Coverage	%	%
Setback-Front(s)		Ft
Setback-Rear		Ft
Setback-Side(s)		Ft
Other(s) - list all		

N/A

1D. "D Variances" Requested

D (1) - Use	
D (2) - Expansion of a Nonconforming Use	
D (3) - Conditional Use	
D (4) - FAR / Livable Floor Area	%
D (6) - Height (10ft or 10%)	Ft

1E. Project Description:

The Applicant seeks to develop the Property with a multi-family development consisting of seven (7) residential units contained in two (2) three-story buildings, Building 1 and Building 2 (Building 1 will contain three (3) units and Building 2 will contain four (4) units, together with associated parking, lighting, drainage, landscaping, signage, and other ancillary improvements.



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Residential Multifamily-3 (R-MF-3)

Section 2: Zoning Analysis

ZONE: _____

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.)	70,000	71,979.70	71,979.70	No.
2. Lot Frontage	500'	534.36'	534.36'	No.
3. Lot Depth	N/A	N/A	N/A	No.
4. Setback-Front Yard County Road	110'	143.6'	121.9'	No.
5. Setback-Front Yard 2 (if applicable)	N/A	N/A	N/A	No.
6. Setback-Rear Yard	35'	37.5'	41.0' / 35.0' (Bldg 1 / Bldg 2)	No.
Hardenburgh Avenue 7. Setback-Side Yard (Left)	40'	83.4'	42.3'	No.
Abutting Lot 8. Setback-Side Yard (Right)	35'	98.8'	40.1'	No.
Both Buildings 9. Principal Building Height	35' / 3 stories	28' +/- / 2.5 stories	34.67'; 3 stories	No.

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 (%)	18%	5.9%	14.3%	No.
1b. Building Coverage (sf)	12,956 SF	4,279 SF	10,311.52 SF	No.
2a. Livable Floor Area (%)	N/A			
2b. Livable Floor Area (sf)	N/A			
3a. Improved Lot Coverage (%)	32%	21.0%	28.9%	No.
3b. Improved Lot Coverage (sf)	23,034 SF	15,119 SF	20,772	No.
4a. Residential & Parking (%)	N/A			
4b. Residential & Parking (sf)	N/A			

2C. Livable Floor Area Summary

	Floor 1	Floor 2	Floor 3	Basement*	Other	Other
Total Square Feet (sq.ft.)	5,070 SF	8,082 SF	7,267 SF			
Total Sq. Ft	20,419 SF					
Percentage of Lot (%)	28.37%					

*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 not 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	4,021 SF	9,052.27 SF	4,021 SF	10,311.52 SF		
Detached Garage	0	0				
Driveway	6,214 SF	9,351.48 SF				
Covered Patio	0	0				
Patio	2,559 SF	16 SF				
Deck	258 SF	1,259.25 SF				
Shed	0	0				
Front Walkway	See below	See below				
Side Walkway	See below	See below				
Rear Walkway	See below	See below				
Retaining Wall(s)	56 SF	110 SF				
AC & Generator Pads	0	51 SF				
Swimming Pool	993 SF	0				
Sports Court	0	0				
Other Transformer	0	64 SF				
Other Mail Box	0	12 SF				
Other Walkways	775 SF	469.67 SF				
Other Stoops/Steps	243 SF	386.33 SF				
Other						
Total Sq. Ft.	15,119 SF	20,772 SF	4,021 SF	10,311.52 SF		
% of Total Lot Area	21.0%	28.9%	5.9%	14.3%		



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Section 4. Site & Building Information

A. Describe the proposed construction:

The Applicant seeks to develop the Property with a multi-family development consisting of seven (7) residential units contained in two (2) three-story buildings, Building 1 and Building 2 (Building 1 will contain three (3) units and Building 2 will contain four (4) units, together with associated parking, lighting, drainage, landscaping, signage, and other ancillary improvements.

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

Single-family residence.

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 to the Applicant's knowledge.

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

No.

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.

No.

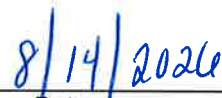
F. Will there be significant changes being made to the land of the property itself (such as the removal or replacement of dirt, change in grade, removal of trees)?

Yes - please refer to the Engineering Plan prepared by MCB Engineering Associates, LLC consisting of eleven (11) sheets dated August 7, 2026.

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.


Print Name of Applicant


Signature
Attorney for Applicant


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.
See attached Memorandum dated 8/11/2026
-
- B. Is the site located in or adjacent to a wetlands area? ☐ YES | ☐ NO Other
- 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.
See attached Memorandum dated 8/11/2026
-
- E. Does the new project require the removal of ornamental shrubs? ☐ YES | ☐ NO Other
- F. Does the applicant plan to relocate the trees and shrubs of item 3 and 4? ☐ YES | ☐ NO Other
- 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 Other
- K. Will any required excavation for the project penetrate the high-water table in existence at the site? ☐ YES | ☐ NO Other
- 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 Other
- O. Will the operation of the project increase local air pollution? ☐ YES | ☐ NO Other
- P. Will the operation of the project exceed the existing noise level? ☐ YES | ☐ NO Other
- Q. Will the operation of the project exceed standard noise code levels? ☐ YES | ☐ NO Other
- R. Will the operation of the project increase the present light intensity levels? ☐ YES | ☐ NO Other
- S. Will the operation of the project produce odors? ☐ YES | ☐ NO Other
- T. Will the project impact on, or be in violation of the Demarest Master Plan and/or current zoning in the area? ☐ YES | ☐ NO Other
- 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 Other

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



MCB ENGINEERING ASSOCIATES, L.L.C.

P.O. Box 588, 11 Furler Street, Totowa, New Jersey 07511-0588

Phone: (973) 812-6680 • Facsimile: (973) 812-6681

email: mcbea@mcbea.com • Certificate of Authorization Number 24GA28108300

MEMORANDUM

To: Borough of Demarest Joint Planning Board
From: Matthew Clark
Date: 08/11/2026
Subject: 232 County Road
(Environmental Questionnaire Comments); Site Plan Application

Below are comments associated with the municipal Environmental Questionnaire:

Environmental Questionnaire: Item: A

A portion of the site is located within the adjacent Tenakill Brook flood hazard area & riparian zone as reflected on the site plan set.

Environmental Questionnaire: Item: B

To the best of our knowledge wetlands do not exist on the project site based on the MCB Engineering Associates (MCB) site investigations & office reconnaissance associated with the development of the site plan documents and our understanding of the field identification of wetlands. Per the NJDEP Geo Web August 11, 2026, wetlands are not mapped for this site or abutting properties.

Environmental Questionnaire: Item: C & D

Existing trees will need to be removed as part of the application.

Reference the landscape architect plans for the number, species and location of the existing trees to be removed.

Environmental Questionnaire: Item: E & F

Any/all existing ornamental shrubs within the limit of disturbance shall be removed.

Reference the landscape architect plans for the proposed planting design associated with the application.

Environmental Questionnaire: Item: J

This site was developed in accordance with the Borough of Demarest's ordinance number 1180-26.

No variances from this ordinance are being requested as part of this application.

Additional testimony on the development program can be provided at the pending municipal board meeting(s).

Environmental Questionnaire: Item: K

A geotechnical analysis shall be required for the design of the proposed building improvements. This report will be prepared at the time of the construction plan development and shall provide commentary on the water table.

Based on the United States Department of Agriculture Natural Resources Conservation Service web soil report, the estimated depth to the water table is 80".

Environmental Questionnaire: Item: M

A geotechnical analysis shall be required for the design of the proposed building improvements. This report will be prepared at the time of the construction plan development and shall provide commentary/recommendations on foundations.

Environmental Questionnaire: Item: N-T

This site was developed in accordance with the Borough of Demarest's ordinance number 1180-26.

No variances from this ordinance are being requested as part of this application.

The application is a permitted use and complies with density, building setbacks and building & impervious area coverage.

Trash is to be stored in each unit, the site lighting complies with the town code and setbacks for decks, patios & mechanical are compliant.

Additional testimony on the development program can be provided at the pending municipal board meeting(s).

Environmental Questionnaire: Item: U

The site & immediate area of the project site is currently serviced by public utilities such as water, gas, sanitary sewer, and electric.

Environmental Questionnaire: Item: V

To the best of my knowledge the site has not been used for the storage and disposal of hazardous materials or toxic substances or dangerous chemicals.



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Section 6: Representatives' Contact Information

6A. Legal Representative Contact Info

Contact & Business Name	Matthew G. Capizzi, Esq., of Capizzi Law Offices
Address	205 Fairview Avenue, Westwood, NJ 07675
Phone	201-266-8300
Email	matthew@capizzilaw.com

6B. Engineer Contact Info

Contact & Business Name	Matthew G. Clark, P.E. of MCB Engineering Associates, LLC
Address	P.O. Box 588, 11 Fuhler Street, Totowa, NJ 07511-0588
Phone	(973) 812-6680
Email	mcbea@mcbea.com

6C. Planner Contact Info

Contact & Business Name	
Address	
Phone	
Email	

6D. Architect Contact Info

Contact & Business Name	Ray Virgona, R.A., of Virgona + Virgona, Architects and Planners
Address	125 River Road, Unit 201, Edgewater, NJ 07020
Phone	(201) 945-2999
Email	ray@virgonaarchitects.com

6E. Other **Applicant/Owner**

Contact & Business Name	232 County Development, LLC
Address	46 Duane Lane, Demarest, NJ 07627
Phone	(201) 280-0280
Email	michfein1111@gmail.com

LLC Breakdown:

Michael Feinstein (60%)
46 Duane Lane, Demarest NJ 07627

V&R Investors LLC (40%)
2050 Center Avenue, Suite 410, Fort Lee
NJ 07024
Russell Luppino, Managing Member
Vincent Luppino, Managing Member



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SECTION 9: FORM REQUESTING PROPERTY TAX CERTIFICATION DEPARTMENT OF FINANCE - OFFICE OF THE TAX COLLECTOR

DATE	08/11/2026		
OWNER	232 County Development, LLC		
ADDRESS	232 County Road, Demarest, NJ 07627		
BLOCK	63	LOT	5
QUAL.			

Below Line for Borough Use Only

Date: 08/11/2026	
I, <u>Andrea Diekmann Johe</u> ^{Deputy} Tax Collector of the Borough of Demarest, hereby certify that the property taxes on the property known as, Block (s) <u>63</u> , Lot (s) <u>5</u> , as shown on the Borough Tax Assessment Maps, have been paid through <u>3rd Qtr. 2026</u> and that the taxes on the aforementioned property are not past due nor are there any penalties, assessments, or interest due or outstanding as of this date.	
<u>Andrea Diekmann Johe</u> Signature of Tax Collector	

Please contact the Borough's Tax Office with any questions. Andrea Johe, Deputy Tax Collector, via phone (201) 768-0167 x 142, or by email ajohe@demarestnj.gov

§ 27-32 Payment of taxes.

Pursuant to the provisions of N.J.S.A. 40:55D-39 and N.J.S.A. 40:55D-65, every application for development submitted to the Planning Board or to the Board of Adjustment shall be accompanied by proof that no taxes or assessments for local improvements are due or delinquent on the property which is the subject of such application; or, if it is shown that taxes or assessments are delinquent on said property, any approvals or other relief granted by either Board shall be conditioned upon either prompt payment of such taxes or assessments or the making of adequate provision for the payment thereof in such manner that the municipality will be adequately protected.