



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

Application Date:	9/4/2026
Application Number:	ZA-26-0152
Permit Number:	
Project Number:	
Fee:	\$150

Denial of Application

Date: 9/8/2026

To: SOTO, AMIAD & SHERRY C/O MATTHEW CAPIZZI
354 HARDENBURGH AVE
DEMAREST, NJ 07627

CC: APP TELE:(201) 266-8300
APP EMAIL:MATTHEW@CAPIZZILAW.COM

RE: 354 HARDENBURGH AVE
BLOCK: 116 LOT: 127.02 QUAL: ZONE: R-A

DEAR SOTO, AMIAD & SHERRY C/O MATTHEW CAPIZZI,

PROPOSED DRIVEWAY RENOVATION, CONSISTING OF REMOVAL AND RECONSTRUCTION OF THE EXISTING DRIVEWAY AND TURN AROUND WITH NEW GRANITE BLOCK CURBING. REMOVAL OF THE EXISTING FRAME GARAGE, RELATED SITE GRADING AND DRAINAGE IMPROVEMENTS (SEEPAGE PITS, INLETS, DRYWELLS) AND A PROPOSED 180 SF SECOND FLOOR BALCONY ADDITION, ALL AS SHOWN ON THE SITE PLAN.

SITE PLAN BY MICHAEL J. HUBSCHMAN, P.E., P.P. DATED 08/04/2026

Your request is hereby denied based upon the following requirements:

THE APPLICATIONS HAS THE FOLLOWING CONDITONS WHICH ARE NOT CONFORMING WITH THE BOROUGH OF DEMAREST ZONING CODE;

- 1) IMPROVED LOT COVERAGE = 34.97% WHERE 30% IS PERMITTED
- 2) RESIDENTIAL AND PARKING COVERAGE = 29.81% WHER 25% IS PERMITTED.
- 3) PROPOSED BALCONY EXTENDS 9 FT FROM THE BUILDING WHERE 5 FT IS PERMITTED.

OTHER QUESTIONS:

A) THE APPLICANT IS PROPOSING TO REMOVE A DETACHED GARAGE, AS NO ARCHITECTURAL PLAN HAS BEEN SUBMITTED IS UNCLEAR IF GARAGE SPACE EXISTS IN THE PRINCIPAL DWELLING, AND ALL HOME REQUIRE A GARAGE.

B) IT IS UNCLEAR IF THE PROPOSED BALCONY WILL HAVE THE REQUIRED SAFETY RAILING AS NO ARCHITECTURAL PLAN HAS BEEN SUBMITTED.

The following comments were made during the denial process:

25.D. - R-A Bulk Regulations Minimum required

Lot frontage 200 ft
Lot depth 200 ft

Lot area 40,000 sq ft

Front yard setback 50 ft

Side yard setback 25 ft

Combined side yard setback [C] 55 ft

Rear yard setback 50 ft

Rear yard width [A] 50 ft

Maximum permitted

Number of families 1

Building height [B] 35 ft

Building coverage 15%

Improved lot coverage 30%

Residential & parking coverage [E] 25%

Floor Area Ratio (FAR) 22.5%

25.C. - Balconies

(3) The following accessory buildings, uses and structures shall be permitted in the rear yard subject to the setback requirement herein.

(k) Balconies

[1] Shall not project more than 5 feet from the principal building facade.

[2] All balconies are required to have safety railing of not less than 4 feet in height.

26 - Private Garages

A. Every single-family, two-family and townhouse dwelling shall be required to have at least one garage parking space.

B. The construction and of a private garage in any residence district shall be permitted only as accessory to a residential dwelling.

Sincerely,

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