



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

Received Date: **10/01/2026**
Completeness Date: **10/14/2026**
Action by Date: **02/11/2027**

VARIANCE APPLICATION

Section 1: Project Summary

File No. **JPB-26-011**

1A. Property Information

Property Address	11 Lenox Avenue, Demarest, NJ 07627		
Block and Lot	B: 1.01	L: 6	Qual:
Zone	R-D		
Principal Use	Single family home		

1B. Contacts

Owner

Applicant

Name	Gregory & Meredith Conen c/o Matthew G. Capizzi, Esq. Same
Address	11 Lenox Avenue, Demarest, NJ 07627
Phone #	201-266-8300
Email	matthew@capizzilaw.com

1C. "C Variances" Requested

Requested

Town Requirement

Improved Lot Coverage	34.93 %	30 %
Building Coverage	19.93% %	20 %
Residential & Parking Coverage	27.25% %	25 %
Setback-Front(s)	25.5 ft	25.5 ft Ft
Setback-Rear	36.4 ft	30 Ft
Setback-Side(s)	15 ft/24.2 ft	10 Ft
Other(s) - list all		

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:

Proposed driveway expansion of the existing 5'x10' parking area to 9'x18' adjacent to the existing driveway as shown on the Site Plan prepared by McNally, Doolittle Engineering, LLC, dated August 25, 2026. A variance is required for parking coverage allowance (allowed 25%, existing 25.71% for 81 sq ft, proposing a 27.25% increase of an additional 175 sq ft for a total of 256 sq ft).



Section 2: Zoning Analysis

ZONE: R-D

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.)	10,000 sq ft	11,368 sq ft	11,368 sq ft	No
2. Lot Frontage	100.0 ft	113.68 ft		No
3. Lot Depth	100.0 ft	100.0 ft	100.0 ft	No
4. Setback-Front Yard	25	25.5 ft	25.5 ft	No
5. Setback-Front Yard 2 (if applicable)		n/a		No
6. Setback-Rear Yard	30	36.4 ft	36.4 ft	No
7. Setback-Side Yard (Left)	10 ft	15.0	15.0	No
8. Setback-Side Yard (Right)	10 ft	24.2	24.2	No
9. Principal Building Height	30	existing	existing	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 (%)	20%	19.93%	19.93%	No
1b. Building Coverage (sf)		2,266	2,266	No
2a. Livable Floor Area (%)	n/a			
2b. Livable Floor Area (sf)	n/a			
3a. Improved Lot Coverage (%)	35%	33.39%	34.93%	No
3b. Improved Lot Coverage (sf)		3,769	3,971	No
4a. Residential & Parking (%)	25%	25.71%	27.25%	yes
4b. Residential & Parking (sf)		3,796	3,098	yes

2C. Livable Floor Area Summary

N/A	Floor 1	Floor 2	Floor 3	Basement*	Other	Other
Total Square Feet (sq.ft.)						
Total Sq. Ft						
Percentage of Lot (%)						

*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						
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						
Total Sq. Ft.						
% of Total Lot Area						



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Variance Application

Section 4. Site & Building Information

A. Describe the proposed construction:

Proposed driveway expansion of the existing 5'x10' parking area to 9'x18' adjacent to the existing driveway as shown on the Site Plan prepared by McNally, Doolittle Engineering, LLC, dated August 25, 2026. A variance is required for parking coverage allowance (allowed 25%, existing 25.71% for 81 sq ft, proposing a 27.25% increase of an additional 175 sq ft for a total of 256 sq ft).

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

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.

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)?

No

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.

Gregory Conen

Print Name of Applicant

Signature

Date

9/26/28



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Variance Application

Section 6: Representatives' Contact Information

6A. Legal Representative Contact Info

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

6B. Engineer Contact Info

Contact & Business Name	McNally Doolittle Engineering
Address	169 Ramapo Valley Road, Oakland, NJ 07436
Phone	201-337-9051
Email	dwdpels@verizon.net

6C. Planner Contact Info

Contact & Business Name	
Address	
Phone	
Email	

6D. Architect Contact Info

Contact & Business Name	
Address	
Phone	
Email	

6E. Other

Contact & Business Name	
Address	
Phone	
Email	



Section 7: Fee Schedule

For your application to be considered, you must remit both an application fee and an escrow amount that will be used towards the costs of evaluating your application.

You will need to bring TWO (2) checks to pay for the application fees and a separate check to pay for the escrow and the total fees will be calculated by the Board Secretary.

Note:

- Application fees are non-refundable
- Escrow amounts will be held on deposit by the Borough of Demarest in an account to pay for any costs associated with reviewing the application. Escrow monies will be returned upon **written request**, after confirming all bills relating to borough professional review have been paid. Please note that all work related to the application will cease to continue once this request is made, however any outstanding professional fees incurred up to this point in time will still need to be paid for with funds on deposit prior to a refund.

TABLE 1: FEE SCHEDULE

Fixed Fee	Application Fee	Escrow Deposit
A or B Variance		
Pursuant to NJSA 40:55D-70a or b	\$200	\$2,500
Conditional Use		
	\$500	\$5,000
Variable Fee	Application Fee	Escrow Deposit
C Variance		
Pursuant to NJSA 40:55D-70C	\$250 for the 1 st C Variance + \$100 for each subsequent C variance requested	\$2,500 for the 1 st C Variance + \$250 for each subsequent C variance requested
D Variance		
Pursuant to NJSA 40:55D-70D	\$500 per D variance	\$3,000 for the 1 st D Variance + \$1,000 for each subsequent D variance requested