



# SUBDIVISION APPLICATION

**BOROUGH OF DEMAREST**

~~PLANNING BOARD~~ **Joint Planning Board**

118 Serpentine Road, Demarest, NJ 07627

Date: \_\_\_\_\_

Application is hereby made for approval of the subdivision of the land herein described and shown on the accompanying survey in accordance with the Ordinances of the Borough of Demarest, New Jersey.

**Please indicate the purpose of this application:**

- Minor Subdivision
- Major Subdivision For Proposed Lot 3.08:  
Minimum Lot Area: (30,000 SF Minimum Required v. 25,047 SF Proposed); and
- Variances Requested Minimum Lot Frontage: (150' Minimum Required v. 144.90' Proposed).  
For Proposed Lot 3.09:  
Minimum Lot Area: (30,000 SF Minimum Required v. 24,768 SF Proposed); and  
Minimum Lot Frontage: (150' Minimum Required v. 144.90' Proposed).

**Subject Property:**

Block: 84 Lot: 3.07

Street Address: 44 Pine Terrace, Demarest NJ

Nearest Cross Streets: \_\_\_\_\_

Zone: R-BB

**Applicant Information:**

Name of Applicant: BF Development LLC c/o Matthew G. Capizzi, Esq.

Address of Applicant: 205 Fairview Avenue, Westwood, NJ 07675

Phone: 201-266-8300

Email: Matthew@capizzilaw.com

**Is the above listed applicant:**

- An Individual
- A Partnership
- A Corporation
- Or Other \_\_\_\_\_

*\*If partnership or corporation, state the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class, or at least 10% of the interest in the partnership:*

50%: AAA Investment Partners LLC - Austin Siboni, Sole Owner (63 Central Avenue, Demarest NJ 07627)

50%: Silk City Investments LLC - Dmytro Glynyanyy, Sole Owner (18975 Collins Avenue, Apt 804, Sunny Isles Beach, FL 33160)

# APPLICATION CONTACT SHEET

## BOROUGH OF DEMAREST

### Applicant

Name: BF Development LLC Relation to Owner: Contract Purchaser

Phone: 201-926-1768 Email: austin@blackfalcon.com Block: 84 Lot: 3.07

Address: 63 Central Avenue City: Demarest State: NJ Zip: 07627

**Property Owner**  same as Applicant

Name: Susan R. Rokeach

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Address: 44 Pine Terrace City: Demarest State: NJ Zip: 07627

**Attorney**  applicant representing Self.

Name: Matthew G. Capizzi, Esq. Office: Capizzi Law Offices

Phone: 201-266-8300 Email: matthew@capizzilaw.com

Address: 205 Fairview Avenue City: Westwood State: NJ Zip: 07675

### Engineer

Name: Robert Costa, P.E. Office: Costa Engineering

Phone: 201-487-0015 Email: robertc@costaeng.com

Address: 325 S River Street, #302 City: Hackensack State: NJ Zip: 07601

### Architect

Name: Piero Gabucci, A.I.A. Office: Axis Architectural Group LLC.

Phone: 201-816-1818 Email: piero@axis-ag.com

Address: 539 Laurel Road City: Ridgewood State: NJ Zip: 07450

### Other Professional or Expert

Name: To Be Determined Office: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

### To Whom should correspondences be sent?

Applicant  Property Owner  Attorney  Engineer  Architect  Other

# SUBDIVISION INFORMATION

## **BOROUGH OF DEMAREST**


### ~~PLANNING BOARD~~ Joint Planning Board

118 Serpentine Road, Demarest, NJ 07627

1. Description of land to be subdivided:
  - a. Block: 84 Lot: 3.07
  - b. Street Location: 44 Pine Terrace
  - c. Size of existing plot: 49,815 SF
  - d. Size of lots after subdivision: Lot 3.08: 25,047 SF & Lot 3.09: 24,768 SF
  - e. On how many streets do lots face? 1
  - f. Are the following utilities existing:

Paved Street <u>XX</u>	Storm Sewers <u>XX</u>
Curbs <u>XX</u>	Water <u>XX</u>
Sidewalks <u>XX</u>	Gas <u>XX</u>
Sanitary Sewers <u>XX</u>	Electric <u>XX</u>
  - g. In what zone district is the property located? R-BB
  - h. Are there any existing structures on the property? Yes.
  - i. If structures are on the property, what is their use? Existing single-family dwelling.
2. What is the purpose of the subdivision? See attached Rider.
3. If new structures are to be erected on the property, what will be their use? Single-Family Residences
4. Are there any violations of municipal zoning ordinances presently affecting the premises? If yes, please list all violations: See attached Rider.
5. Are there any deed restrictions affecting the premises? (Refer to title search) No.  
If yes, list all restrictions: \_\_\_\_\_
6. Are there any easements affecting the premises? No.  
If yes, list all easements: \_\_\_\_\_
7. Will the granting of this application create any violation of municipal ordinances? Yes.  
If yes, please list: See attached Rider.
8. Have any applications for subdivision, site plan or variance involving this property been previously filed? No.  
If yes, list approximate dates: \_\_\_\_\_
9. What is the character of the proposed development? Two new single-family dwellings.
  - a. Total Number of lots to be created including remaining parcel? 2
  - b. How many houses or structures are anticipated? 2

- c. Are any new streets to be constructed? No.  
d. Does the subdivision anticipate the extension of municipal or utility service? Yes.

Signed:  Matthew G. Capizzi, Esq.  
Attorney for Applicant  
(applicant)

\_\_\_\_\_  
(owner)

\_\_\_\_\_  
\_\_\_\_\_

Received Subdivision Application, maps and fees in the amount of \$ \_\_\_\_\_

On \_\_\_\_\_

\_\_\_\_\_  
Joint Planning Board Secretary