

BF Development LLC
44 Pine Terrace, Demarest, NJ 07627
Block 84, Lot 3.07
Rider to the Demarest JPB Subdivision Application
Subdivision Information

2. What is the purpose of the subdivision?

The Applicant is before the Board seeking to (1) subdivide the Property into two (2) building lots, designated as Lots 3.08 and 3.09; (2) Lot 3.08 will contain the existing single-family dwelling with a modified garage to be converted from side loading to front loading, new driveway and walkway, and with certain existing improvements being removed (deck attached to the rear of the dwelling, pergola and deck in the rear yard); and (3) Lot 3.09 will be developed with a new single-family dwelling, pool and pool patio and with certain existing improvements being removed (tennis court and gravel driveway).

4. Are there any violations of municipal zoning ordinances presently affecting the premises? If yes, please list all violations:

- Maximum Impervious Lot Coverage: (30% Maximum Allowed v. 40.22% Existing); and
- Minimum Rear Yard Setback as to Accessory Structure: (10' Minimum Required v. 1.58' Existing).

*Both of which will be brought into conformity under the proposed conditions.

7. Will the granting of this application create any violation of municipal ordinances?

- Yes

If yes, please list:

- For Proposed Lot 3.08:
 - Minimum Lot Area: (30,000 SF Minimum Required v. 25,047 SF Proposed); and
 - 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).