

**THE BOROUGH OF DEMAREST
JOINT PLANNING BOARD**

118 SERPENTINE ROAD
DEMAREST, N.J. 07627-2199

Friday, May 9, 2025



Email: Matthew@capizzilaw.com

Re: JPB-25-001

BF Development LLC
44 Pine Terrace
Demarest, NJ 07627

Dear Mr. Capizzi,

The Borough of Demarest received the application for the Joint Planning Board project JPB-25-001, 44 Pine Terrace on April 14, 2025. After careful review the Joint Planning Board deems the application **Incomplete** on **May 9, 2025**.

The Application was deemed incomplete for the reasons detailed by the Board's Engineer. Please review their completeness Review Letter attached to this email and address all concerns before resubmitting.

Should you have any questions or concerns, I can be contacted at (201) 768-0167, x110 or by email at mgreco@demarestnj.gov.

Thank you,

Sincerely,

Michael Greco, *CMR*, Notary Public State of New Jersey
Land Use Secretary

CC: gloria@capizzilaw.com, karissa@capizzilaw.com, Austin@blackfalcon.com, robertc@costaeng.com, piero@axis-ag.com, timwoods12@gmail.com, dfederico@csglaw.com, jtamburino@csglaw.com, nick.chelius@collierseng.com, mary.tappen@collierseng.com, Darlene.green@collierseng.com