

**THE BOROUGH OF DEMAREST
JOINT PLANNING BOARD**

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

Thursday, May 15, 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 speaking with the applicant and careful review the Joint Planning Board deems the application **Complete** on **May 15, 2025**, and has decided to set your meeting date as **Wednesday, June 4, 2024**.

This date is being held for you; you are still required to submit the following documents at least 10 days prior to the meeting to be seen.

- Green USPS Certified Receipts or Affidavit of Service of Notice with all signatures (for hand delivered notices)
- Affidavit of Public Notice from "The Bergen Record"

Please be advised that the applicant has requested to move forward to the hearing despite the concerns raised by the Board's Engineer. These concerns include but are not limited to;

1. The drainage design they currently have does not comply with NJDEP major development rules.
2. This has the potential for a complete re-design of the project and would make it difficult for the board to render a decision based on a design they haven't seen.
3. Their recommendation would continue to be that they re-design the drainage to comply with NJAC 7:8 and NJDEP major development rules before coming to the board.

There will be engineering and planning review letters issued by our professionals, please pay careful attention to these reviews. 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,

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