

# CAPIZZI LAW OFFICES

205 Fairview Avenue  
Westwood, NJ 07675

MATTHEW G. CAPIZZI, ESQ. 201 266 8300 (o)  
N.J., N.Y., & D.C. Bars 201 266 8301 (f)  
Capizzilaw.com

April 17, 2025

## Supplement Submittal for Completeness Review

### *Via Overnight Mail*

Michael Greco – Secretary  
Borough of Demarest Joint Land Use Board  
118 Serpentine Road  
Demarest, NJ 07627

Re: Cohen – Demarest JPB (the “Applicant”)  
17 Laurel Road; Block 1.02, Lot 20 (the “Property”)

Dear Mr. Greco:

Supplement to our office’s filing letter of April 15, 2025, enclosed please find the following:

1. Abutting Property Correspondence for Block 1.02, Lot 1 with Stamped Certified Mail Receipt attached thereto (20 copies); and
2. Abutting Property Correspondence for Block 1.02, Lot 19 with Stamped Certified Mail Receipt attached thereto (20 copies).

Thank you.

Very truly yours,

*Gloria Duby*

Gloria Duby, Paralegal

MGC/gd  
Enclosures

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April 16, 2025

**Via Certified Mail RRR**

Ms. Dorothy Hayden  
6 Prescott Street  
Demarest, NJ 07627

Re: Cohen – Demarest JPB (the “Applicant”)  
17 Laurel Road; Block 1.02, Lot 20 (the “Property”)

Dear Ms. Hayden:

On behalf of Ilan Cohen (the “Applicant”), this office has made application to the Demarest Joint Planning Board (the “Board”) for variance relief to construct a single-family dwelling, in-ground pool, and other associated improvements on Block 1.02, Lot 20, which abuts your property known as Block 1.02 Lot 1 on the current tax assessment map of the Borough of Demarest. This letter is to inquire whether you would be interested in purchasing Lot 20, in Block 1.02 at the “fair market value” which in this instance means a building lot price as if the variance had been granted.

It is the intention of the Applicant to demonstrate to the Board that a “hardship” exists as the Applicant is unable to either acquire additional land or sell the Applicant’s land at its fair market value.

If you have any interest in purchasing the Applicant’s lot, please indicate on the enclosed copy of this letter your position with respect to this application. The Board hearing on this application is tentatively scheduled for May 7, 2025 at which time a copy of this letter and any response from you will be offered into evidence.

Enclosed is a stamped-return addressed envelope for your convenience. You may, of course, attend the hearing and give testimony concerning your position.

Very truly yours,



Matthew G. Capizzi, Esq.

MGC/hs  
Enclosures

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Extra Services & Fees (check box, add fee as appropriate)

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- Certified Mail Restricted Delivery \$
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Postage

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Total Postage and Fees

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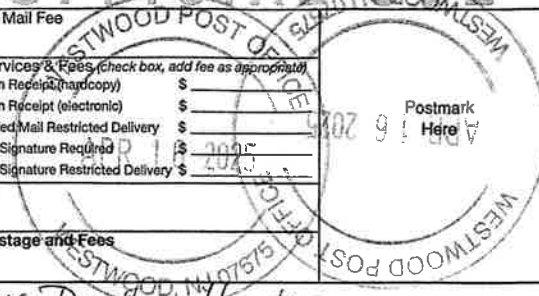
Sent To

Ms. Dorothy Hayden

Street and Apt. No., or PO Box No.

6 Prescott Street

City, State, ZIP+4®  
Demanest NJ 07627



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April 16, 2025

**Via Certified Mail RRR**

Mr. Mihran Torosian  
19 Laurel Road  
Demarest, NJ 07627

Re: Cohen – Demarest JPB (the “Applicant”)  
17 Laurel Road; Block 1.02, Lot 20 (the “Property”)

Dear Mr. Torosian:

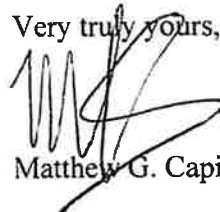
On behalf of Ilan Cohen (the “Applicant”), this office has made application to the Demarest Joint Planning Board (the “Board”) for variance relief to construct a single-family dwelling, in-ground pool, and other associated improvements on Block 1.02, Lot 20, which abuts your property known as Block 1.02 Lot 19 on the current tax assessment map of the Borough of Demarest. This letter is to inquire whether you would be interested in purchasing Lot 20, in Block 1.02 at the “fair market value” which in this instance means a building lot price as if the variance had been granted.

It is the intention of the Applicant to demonstrate to the Board that a “hardship” exists as the Applicant is unable to either acquire additional land or sell the Applicant’s land at its fair market value.

If you have any interest in purchasing the Applicant’s lot, please indicate on the enclosed copy of this letter your position with respect to this application. The Board hearing on this application is tentatively scheduled for May 7, 2025 at which time a copy of this letter and any response from you will be offered into evidence.

Enclosed is a stamped-return addressed envelope for your convenience. You may, of course, attend the hearing and give testimony concerning your position.

Very truly yours,



Matthew G. Capizzi, Esq.

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Enclosures

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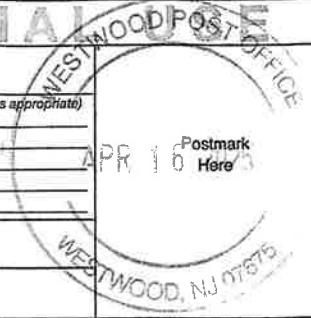
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Sent To Mr. Mihran Torosian  
 Street and Apt. No., or PO Box No. 19 Laurel Road  
 City, State, ZIP+4® Demarest NJ 07627