

M&M Developers LLC  
30 Hardenburgh Avenue, Demarest NJ 07627  
Block 27, Lot 269  
Rider to the Borough of Demarest Joint Planning Board  
Subdivision Application

1. Description of land to be subdivided.

- (d) Proposed Lot 269.01: 10,150 SF  
Proposed Lot 269.02: 8,700 SF; and  
Proposed Lot 269.03: 10,150 SF
  
- (e) Proposed Lot 269.01: Hardenburgh Avenue and Prescott Street  
Proposed Lot 269.02: Hardenburgh Avenue  
Proposed Lot 269.03: Hardenburgh Avenue and Woodland Road

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

- Yes

If yes, please list:

- As to Proposed Lot 269.01
  - Minimum Lot Width: (100' Minimum Required v. 70' Proposed); and
  - Minimum Front Yard Setback as to Prescott Street: (34.9' Minimum Required v. 20' Proposed).
  
- As to Proposed Lot 269.02
  - Minimum Lot Area: (10,000 SF Minimum Required v. 8,700 SF Proposed);
  - Minimum Lot Width: (100' Minimum Required v. 60' Proposed);
  - Maximum Improved Lot Coverage: (30% Maximum Allowed v. 33.97% Proposed); and
  - Maximum Residential & Parking Coverage: (25% Maximum Allowed v. 28.97%).
  
- As to Proposed Lot 269.03
  - Minimum Lot Width: (100' Minimum Required v. 70' Proposed); and
  - Minimum Front Yard Setback as to Woodland Road: (26.2' Minimum Required v. 20' Proposed).