

February 15, 2024

Mr. and Mr. Robert Goldstein
80 Pine Terrace
Owners of Block 84.05 Lot 6
Demarest, NJ 07627

RE: 74 Pine Terrace, Demarest, NJ
Block 84.05 Lot 7

Dear Robert & Leslie:

I have made application to the Borough of Demarest Zoning Board of Adjustment for a variance to construct a single-family residence on Block 84.05 Lot 7 which abuts your property. My property is considered undersized. This letter is to inquire whether you would be interested in selling me your lot or a portion of your lot in order to make my lot conform or more nearly conform with the current zoning ordinance. In the alternative, you may have an interest in purchasing my lot at the "fair market value" which in this instance means a building lot price as if the variance had been granted.

It is my intention to demonstrate to the Zoning Board that a "hardship" exists as I am unable to either acquire additional land or sell my land at its fair market value.

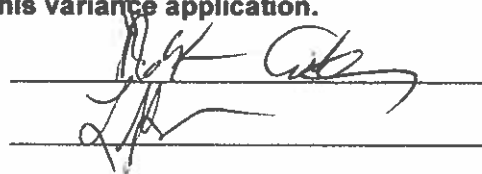
If you have any interest in selling your lot, or a portion of your lot to me or in purchasing my lot, please indicate on the enclosed copy of this letter your position with respect to this application. The Borough of Demarest Zoning Board hearing on the undersigned's variance application is tentatively scheduled for April 16, 2024 at which time a copy of this letter and any response from you will be offered into evidence.

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

Very truly yours,

CHAD CUTLER

I am not interested in purchasing your property nor do I have any property to sell and have no objection to your making this variance application.



February 15, 2024

Mr. and Mr. Zchar Shinar
68 Pine Terrace
Owners of Block 84.05 Lot 8
Demarest, NJ 07627

RE: 74 Pine Terrace, Demarest, NJ
Block 84.05 Lot 7

Dear Zchar & Vered:

I have made application to the Borough of Demarest Zoning Board of Adjustment for a variance to construct a single-family residence on Block 84.05 Lot 7 which abuts your property. My property is considered undersized. This letter is to inquire whether you would be interested in selling me your lot or a portion of your lot in order to make my lot conform or more nearly conform with the current zoning ordinance. In the alternative, you may have an interest in purchasing my lot at the "fair market value" which in this instance means a building lot price as if the variance had been granted.

It is my intention to demonstrate to the Zoning Board that a "hardship" exists as I am unable to either acquire additional land or sell my land at its fair market value.

If you have any interest in selling your lot, or a portion of your lot to me or in purchasing my lot, please indicate on the enclosed copy of this letter your position with respect to this application. The Borough of Demarest Zoning Board hearing on the undersigned's variance application is tentatively scheduled for April 16, 2024 at which time a copy of this letter and any response from you will be offered into evidence.

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

Very truly yours,

CHAD CUTLER

I am not interested in purchasing your property nor do I have any property to sell and have no objection to your making this variance application.

Zchar Shinar

