

# THE BOROUGH OF DEMAREST

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



Monday, February 26, 2024

Email: [lrobinson@alampi-law.com](mailto:lrobinson@alampi-law.com)

Re: ZB 24-001

Chad Cutler  
74 Pine Terrace  
Demarest, NJ 07627

Dear Ms. Robinson:

The Borough of Demarest received the application for the Zoning Board of Adjustment project ZB 24-001, 74 Pine Terrace on February 8, 2024. After careful review the Zoning Board deems the application **Complete** and has decided to set your meeting date as **Tuesday, April 16, 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"

See below the Board Chair's comments regarding the application;

- Per the MLUL (§30-1.1 and 30.1.2) since this property is considered a nonconforming isolated lot with no grandfather clause for deficient lot area and rear yard width I believe you also must demonstrate efforts were made to bring the property into conformity with the zoning ordinance by trying to acquire adjacent property - will this be provided along with the proof of notice or at the hearing?

Should you have any questions or concerns, I can be contacted at (201) 768-0167, x 110 or by email at [mgreco@demarestnj.gov](mailto:mgreco@demarestnj.gov).

Thank you,

Sincerely,

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

CC: [Calampi@alampi-law.com](mailto:Calampi@alampi-law.com), [chad@cutlerpallets.com](mailto:chad@cutlerpallets.com), [dan@plnarc.com](mailto:dan@plnarc.com),  
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