

THE BOROUGH OF DEMAREST

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



Thursday, February 29, 2024

Email: lmoss@muellerfirm.com

Re: ZB 24-002

Austin Siboni
63 Central Avenue
Demarest, NJ 07627

Dear Ms. Moss:

The Borough of Demarest received the application for the Zoning Board of Adjustment project ZB 24-002, 63 Central Avenue on February 13, 2024. After careful review the Zoning Board deems the application **INCOMPLETE** for the reasons below.

- The Applicant has omitted variances from the plans. The proposed retaining wall is considered an accessory structure per Borough Ordinance definitions and therefore is subject to accessory structure setback requirements. (*see engineering completeness review attached*)
- If additional Variances are required, this may change the Fees and Escrow requirements to be assessed with new plan submission.

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

- The plans lack a lot of detail regarding setbacks so please ask them for new plans that include the following: Setback for the shed, side, and rear yard setback for the patio, retaining wall setback and setback for the proposed alum. Cable railing. The building coverage measurement is different on the plans than what is in the letter of denial – why is that? Also, some of the things they are considering as ENC conditions on the plans are violations.

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

Thank you,

Sincerely,

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

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