

CAPIZZI LAW OFFICES

Matthew G. Capizzi, Esq.
N.J., N.Y., & D.C. Bars

205 Fairview Avenue
Westwood, NJ 07675
201 266 8300 (o)
201 266 8301 (f)
Capizzilaw.com

New York Office:
1 Blue Hill Plaza,
Lobby Level, #1509
Pearl River, NY 10965
Reply to New Jersey Office

July 31, 2024

NOTICE OF APPEAL

Via Email: mgreco@demarestnj.gov

Michael Greco –Secretary
Zoning Board of Adjustment
Borough of Demarest
118 Serpentine Road
Demarest, New Jersey 07627-2199

Re: Edry – Demarest ZBA (the “Applicant”)
17 Duck Pond Road; Block 120.01, Lot 3.01 (the “Property”)

Dear Mr. Greco:

Please be advised pursuant to N.J.S.A. 40:55D-70(a) and Section 27-18 of the Demarest Land Use Procedure Ordinance, the Applicant appeals the determination of the Zoning Officer, Kevin Burnette, that the installation of an in-ground pool and sports court at the Property requires variance relief for being located in the front yard of Academy Lane, as more fully set forth in Mr. Burnette’s Zoning Permit Application Denial dated July 24, 2024 (the “Determination”), a copy of which is enclosed herewith.

We request this Appeal be heard by the Zoning Board during its next regularly scheduled Public Meeting.

Thank you.

Very truly yours,

Matthew G. Capizzi, Esq. /s

Matthew G. Capizzi, Esq.

MGC/hs
Enclosure

cc: **Via Email w/ Enclosure**
Mark Madaio, Esq. – Board Attorney
Kevin Burnette – Zoning Officer