

**BOROUGH OF DEMAREST  
PLANNING BOARD**

**MINUTES**

**REGULAR MEETING**

**April 11, 2023, 7:30 PM**

Chairwoman Hayden opened the meeting at 7:30pm with the following announcement:  
**Public Announcement of Meeting:** The notice requirements of the Open Public Meetings Act of the State of New Jersey have been satisfied by the inclusion of the date, time, and place of this public hearing meeting in the annual schedule and notice of regular meetings of this Board. Such annual schedule and notice of regular meetings is posted at the Borough Hall, was mailed to The Newark Star-Ledger and The Record, is posted on the Borough website, and was filed with the Borough Clerk of Demarest on December 23, 2022.

**Roll Call**

Mr. Alevrontas – present  
Mayor Bernstein – present  
Ms. Brenner – present  
Councilwoman Fox – present  
Chair Hayden – present  
Vice Chair Keane - present  
Mr. Parlamis - absent

Mr. Rifkind - present  
Mayor Schooler - present  
Mr. Tabacchi - present  
Mr. Verp – present – arrived at 7:33P

**Pledge of Allegiance**

**PUBLIC MEETING:**

Chairwoman Hayden thanked everyone for coming this evening. She announced that there are four sets of minutes and one Resolution to approve.

**Approval of Minutes:** BCUW/Madeline Housing Partners LLC/127 Hardenburgh Avenue Affordable Housing Block 23, Lots 13 & 14, February 1, 2023

Ms. Hayden stated an amendment needs to be made to the second bullet point on page two of the minutes. Where it states, “Requesting two waivers for the project etc.,” ‘windowsill heights’ should be added.

Ms. Fox motioned to approve the 2/1/23 minutes with a modification of adding – windowsill heights to the second bullet on page two.

**VOTE to Approve Minutes:** 127 Hardenburgh Avenue BCUW, Lots 13 & 14, Block 23 Feb 1, 2023

**Motion:** Ms. Fox

**Seconded by:** Mr. Tabacchi

**YES:** Alevrontas, Bernstein, Fox, Keane, Rifkind, Tabacchi, Verp, Schooler, Hayden

**NO:** 0

**ABSENT:** Parlamis

**The Minutes are approved**

**Approval of Resolution:** BCUW/Madeline Housing Partners LLC/127 Hardenburgh Avenue  
Affordable Housing Block 23, Lots 13 & 14, February 1, 2023

Ms. Hayden stated a correction should be made on page 4. The second item; front yard setback, should say maximum front yard setback - not minimum front yard setback. Mayor Bernstein noted a duplication of numbering that needs to be corrected on page 11 (#31). Page 13 contains an underscore that needs to be eliminated.

Ms. Fox moved to approve the Resolution prepared for the application of Bergen County United Way – Madeline Housing Partners, 127 Hardenburgh Avenue - Block 23, and Lots 13 and 14, as truly reflective of the action of the Planning Board with respect to said application with the following modifications: page 4 maximum front yard setback; page 11 - The numerical sequence should be corrected; page 13, January 10<sup>th</sup>, item 9 should have the underscore eliminated.

**VOTE to Approve Resolution: 127 Hardenburgh Ave. BCUW, Lots 13 & 14, Block 23 February 1, 2023**

**Motion:** Ms. Fox

**Seconded by:** Mr. Tabacchi

**YES:** Alevrontas, Bernstein, Fox, Keane, Rifkind, Tabacchi, Verp, Schooler, Hayden

**NO:** 0

**ABSENT:** Parlamis

**The Resolution is Approved.**

**Approval of Minutes: 95 County Demarest LLC Lot 5, Block 145, March 1, 2023**

**Motion:** Ms. Fox

**Seconded by:** Mr. Tabacchi

Ms. Hayden noted a typo, the word gong should be going – on page 6, in the second sentence. The word, (that) – was duplicated and should be corrected.

Ms. Fox motioned to approve the minutes of the regular meeting - March 1, 2023 – including the two corrections.

**VOTE to Approve Minutes: 95 County Road March 1, 2023**

**YES:** Fox, Keane, Tabacchi, Schooler, Alevrontas, Rifkind, Bernstein, Hayden

**NO:** 0

**ABSENT:** Parlamis

**The Minutes are Approved.**

**Approval of Minutes: 95 County Demarest LLC Lot 5, Block 145, March 22, 2023**

**Motion:** Mr. Tabacchi

**Seconded by:** Mr. Keane

**VOTE to Approve Minutes: 95 County Road March 22, 2023**

**YES:** Fox, Keane, Tabacchi, Schooler, Alevrontas, Bernstein, Rifkind, Hayden

**NO:** 0

**ABSENT:** Parlamis

**The Minutes are Approved.**

**Approval of Minutes: Demarest School District – Middle School Gymnasium Addition 568  
Piermont Road (Lot .01, Block 72) February 23, 2023**

**Motion:** Mr. Bernstein **Seconded by:** Mr. Tabacchi

**VOTE to Approve Minutes:** DMS - February 23, 2023

**YES:** Alevrontas, Bernstein, Fox, Tabacchi, Verp, Hayden

**NO:** 0

**ABSENT:** Keane, Parlamis, Rifkind, Schooler, Brenner

**The Minutes are Approved.**

**New Business:**

Brief discussion about future applications requiring electronic architectural plans and site plans.  
There are three Sign Committee Meetings posted on the Borough Calendar.

**Motion to Open the Meeting to the Public:**

**Motion:** Mr. Bernstein **Seconded by:** Mr. Tabacchi

**Motion to Close the Meeting to the Public:**

**Motion:** Mr. Bernstein **Seconded by:** Mr. Rifkin

**Motion to Adjourn the Meeting:**

**Motion:** Mr. Tabacchi **Seconded by:** Mr. Schooler

Respectively submitted,

*Teresa Ferrentino*

Teresa Ferrentino  
Planning Board Secretary