



**Borough of Demarest
Planning Board Meeting
MINUTES**

March 6, 2024

7:30 PM

DEMAREST BOROUGH HALL

The Borough of Demarest Planning Board held its regular meeting on WEDNESDAY, MARCH 6, 2024, at 7:30 p.m. located at 118 Serpentine Road Demarest, NJ 07627.

CALL TO ORDER

Meeting was called to order at 7:30 PM by Ms. Hayden.

FLAG SALUTE

The Board was led in a salute to the flag by Ms. Hayden.

OATHS OF OFFICE

Douglas Bern, Planning Board Attorney, performed an Oath of Office with Fatemah Mamdani, swearing her in as a Class IV member of the Planning Board, setting her term expiration as 12/31/2026.

Douglas Bern, Planning Board Attorney, performed an Oath of Office with Mary Hamilton, swearing her in as a Alternate I member of the Planning Board, setting her term expiration as 12/31/2025.

Chair Hayden took a moment to introduce the board to the new members.

ROLL CALL

MEMBERS PRESENT: Theodore Alevrontas, Mayor Brian Bernstein, Jodi Brenner, Councilwoman Daryl Fox, Fatemah Mamdani, Lynn Paulison, James Tabacchi, Youngsam Yu, Mary Hamilton, Marian Hayden

MEMBER(S) ABSENT: -

ALSO PRESENT: Michael Greco – Secretary, Douglas Bern – Attorney

APPROVAL OF MINUTES

Chair Hayden stated a correction on the agenda, and gave a correction for January 3, 2024, minutes.

Motion to approve the minutes with corrections for the January 3, 2024, Reorganization meeting, was made by: Vice Chair Tabacchi and Seconded by Councilmember Fox:

On roll call, the vote was recorded as follows

Mr. Alevrontas:	Yes	Mayor Bernstein:	Yes	Ms. Brenner:	Yes
Councilwoman Fox:	Yes	Ms. Mamdani:	Yes	Mrs. Paulison:	Yes
Vice Chair Tabacchi:	Yes	Mr. Yu:	Yes	Mrs. Hamilton:	Yes
Chair Hayden:	Yes				

Chair Hayden clarified a correction to the December minutes that would be made.

NEW/OLD BUSINESS

Chair Hayden explained to the board that the Zoning Board is required by the M.L.U.L. to make a report on the year's activity, and present that report to the Planning Board and the Mayor & Council.

The Board had a discussion on this report, and it was stated the report could use more information, and that giving that information would be beneficial moving forward.

Chair Hayden suggested that increasing the setback for side yard would be beneficial.

Mayor Bernstein asked Mr. Bern for clarification on what is required of this report and if that could be done in a way that gives more information. Chair Hayden agreed.

Mr. Bern stated that this report is designed to show repeated problems and help the Planning Board to identify issues in the Zoning Ordinance.

The decision was that a letter could be sent from Mr. Bern to the Zoning Board of Adjustment Attorney expressing the board's concerns over the report.

Chair Hayden stated concern over that a lot of applicants these days are asking forgiveness instead of permission.

The board discussed the fees for violations.

The board discussed the Planning Board's role and responsibilities in reference to the report.

Chair Hayden brought up the topic of fixing up the Planning Board applications.

Mr. Greco led a discussion with the board over the current applications the board utilizes and stated that he would be creating an improved application for use by the board.

PUBLIC COMMENT PERIOD – CORRESPONDENCE

A motion to open the meeting to the public was made by: Councilmember Fox and seconded by Vice Chair Tabacchi.
All in Favor – Motion Passed

Chair Hayden confirmed that there were no members of the public in attendance to make comment.

A motion to close the meeting to the public was made by: Mayor Bernstein and seconded by Councilmember Fox.
All in Favor – Motion Passed

ADJOURNMENT

With no further business presented, a motion to adjourn the meeting was made by: Councilwoman Fox and seconded by Chair Hayden.

All in Favor – Motion Passed

The meeting was adjourned at 8:06 PM.

Respectfully Submitted,
Michael Greco
Planning Board Secretary