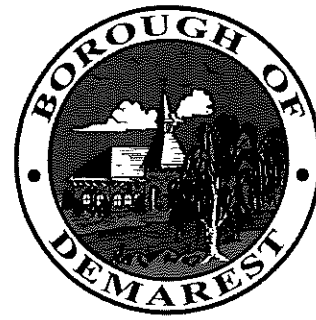


# BOROUGH OF DEMAREST

## JOINT PLANNING BOARD REGULAR MEETING AGENDA

Wednesday, November 5, 2025 @ 7:30 PM  
118 Serpentine Road, Demarest, NJ 0762



### 1. CALL TO ORDER

### 2. PUBLIC ANNOUNCEMENT OF MEETING

**Sunshine Law Statement:** The notice requirements of the Open Public Meetings Act of the State of New Jersey, P.L. 1975, Chapter 231, have been satisfied by the publication of the date, time and place of this Regular meeting in the Record and Star Ledger on January 12, 2025, notice posted at Borough Hall, on the Borough website was filed in the office of the Borough Clerk.

### 3. FLAG SALUTE

### 4. ROLL CALL

- |  |   |
|--|---|
| <input type="checkbox"/> Todd Adelman          | <input type="checkbox"/> Camille DiSclafani     |
| <input type="checkbox"/> Ted Alevrontas        | <input type="checkbox"/> Councilwoman Daryl Fox |
| <input type="checkbox"/> Mayor Brian Bernstein | <input type="checkbox"/> Dr. Fatemah Mamdani    |
| <input type="checkbox"/> Jodi Brenner          | <input type="checkbox"/> Timothy Woods          |
| <input type="checkbox"/> Kiran Chin            | <input type="checkbox"/> Mary Lynn Hamilton     |

### 5. RESOLUTION(S)

**Res. JPB-014-25 - JPB-25-005 – 93 Pine Terrace – Jason Lieberman**  
Seeking a Variances related to construct a 6-foot fence in two front yards

APPROVE       DENY       CARRY      DATE:

BOARD MEMBER	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT	N/E
Mr. Adelman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Alevrontas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chair Brenner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Chin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. DiSclafani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilwoman Fox	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dr. Mamdani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Bernstein	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chair Woods	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### 6. NEW/CONTINUING APPLICATIONS

**JPB-25-007 – 32 Brookside Avenue – Patrick Min**  
Seeking a Variances related to an existing building built out of compliance.  
**Request to push to the December hearing.**

**7. MASTER PLAN CONSISTENCY REVIEW**

**Ordinance 1170-25** ORDINANCE OF THE BOROUGH OF DEMAREST ADOPTING THE AMENDED REDEVELOPMENT PLAN PRODUCED BY COLLIERS ENGINEERING (FORMERLY MASER CONSULTING) ON BEHALF OF THE BOROUGH OF DEMAREST

BOARD MEMBER	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT	N/E
Mr. Adelman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Alevrontas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chair Brenner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Chin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. DiSclafani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilwoman Fox	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Mamdani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Hamilton <i>(Alt)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Bernstein	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chair Woods	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**8. REQUEST FOR INTERPRETATION**

**MAXIMUM BUILDING HEIGHT – CHAIR WOODS**

The definition of building height, and how it is being used in zoning approvals.

BOARD MEMBER	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT	N/E
Mr. Adelman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Alevrontas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chair Brenner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Chin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. DiSclafani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilwoman Fox	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dr. Mamdani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Hamilton <i>(Alt)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Bernstein	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chair Woods	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**9. DISCUSSION ON BOARD MATTERS – NEW/OLD BUSINESS**

**PROPOSED 2026 MEETING DATES – MICHAEL GRECO**

- Wednesday, January 14, 2026
- Wednesday, February 4, 2026
- Wednesday, March 4, 2026
- Wednesday, April 1, 2026
- Wednesday, May 6, 2026
- Wednesday, June 3, 2026
- Wednesday, July 1, 2026
- Wednesday, August 5, 2026
- Wednesday, September 2, 2026
- Wednesday, October 7, 2026
- Wednesday, November 4, 2026
- Wednesday, December 2, 2026

**10. ZONING ORDINANCE DISCUSSION (CONT'D)**

**11. APPROVAL OF MINUTES:**

**September 3, 2025, Regular Meeting Minutes for Approval**

<b>BOARD MEMBER</b>	<b>MOTION</b>	<b>SECOND</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>	<b>N/E</b>
Mr. Adelman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Alevrontas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chair Brenner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Chin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. DiSclafani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilwoman Fox	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dr. Mamdani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Hamilton <i>(Alt)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Bernstein	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chair Woods	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**12. PUBLIC COMMENT PERIOD**

**13. ADJOURNMENT**

*NEXT REGULAR MEETING – WEDNESDAY, DECEMBER 3, 2025*

**JOINT PLANNING BOARD OF THE  
BOROUGH OF DEMAREST**

**RESOLUTION JPB-014-25**

**VARIANCE APPROVAL**

In the Matter of the Application of  
Jason Lieberman  
93 Pine Terrace  
Block 84.08, Lot 1

**WHEREAS**, Jason Lieberman (the “Applicant”) is the applicant and owner of the property located at 93 Pine Terrace and designated as Lot 1 in Block 84.08 on the Tax Maps of the Borough of Demarest (the “Property”); and

**WHEREAS**, thereafter, the Applicant filed an Application with the Joint Planning Board of the Borough of Demarest (the “Board”) for “C” Variance approval to install a 6-foot high fence around the perimeter of the Property, with a portion of the proposed fence being located in the front yard area along Emily Court (the “Application”); and

**WHEREAS**, the following plans, reports and correspondence were submitted by the Applicant and considered by the Board:

- A. Variance Application (the “Application”);
- B. Fence Plan prepared by Schwanewede Hals & Vince dated November 19, 2024 and consisting of one (1) sheet;
- C. Affidavit of Service of personal service to all 200 foot property owners executed October 7, 2025; and
- D. Affidavit of Publication on October 2, 2025 prepared by The Record and Herald News; and

**WHEREAS**, a public hearing was held by the Board on October 15, 2025 in accordance with the Open Public Meetings Act and the Municipal Land Use Law (the “MLUL”), at which time the Applicant: (a) presented proof of notice and publication as required by law; and (b) submitted the following evidence to the Board in support of the Applicant’s Application including:

- A. Testimony from the Applicant, which can be summarized as follows: The Property is located at 93 Pine Terrace. The Property is uniquely situated with three (3) front yards (Pine Terrace and Emily Court), which creates a hardship that is not common in neighboring properties. The proposed 6-foot high fence is proposed along the perimeter of the Property, at the 10-foot line; a portion of the fence will be constructed within a portion of the front yard area (Emily Court). The proposed fence will eventually be screened from view by existing arborvitae, which were recently planted by the Applicant at the Property line. The proposed fence is needed for safety and security to contain the Applicant’s children and dogs and keep deer out of the Property. The proposed height and design of the fence is similar to fences on neighboring properties. Emily Court is a quiet street and the Applicant does not believe that there will be any sight visibility issues at the corner from the existing arborvitae or the proposed fence. Nevertheless, the Applicant agreed to work with the Board Engineer to revise the Fence Plan to improve visibility within the sight triangle at the corner of Pine Terrace and Emily Court, which may include modifying the proposed fence location and relocating existing trees and replacing them with low profile landscaping to preserve visibility at that corner, to the satisfaction of the Board Engineer. The Applicant

believes there is virtually no detriment to the proposed fence and that the benefits of granting the variance for the fence (providing safety and security) outweigh any detriment to his neighbors; and

**WHEREAS**, at the public hearing, the Board also considered the following:

- A. Completeness Letter from the Borough Zoning Officer, Michael Greco (the “Zoning Officer”), dated July 3, 2025, along with testimony from the Zoning Officer;
- B. Board Engineer Report prepared by Colliers Engineering and Design dated July 11, 2025 (the “Board Engineer Report”), along with testimony from Nick Chelius, PE of Colliers Engineering & Design (the “Board Engineer”); and

**WHEREAS**, the Board, during the course of the hearing, considered the following from Section 175-24C. of the Borough of Demarest Zoning Ordinance (the “Borough Zoning Ordinance”):

No fence shall be erected in a front yard of any lot in a residential district unless the fence is less than 50% solid and is not more than four feet in height; and

**WHEREAS**, the Board had extensive questions for the Applicant regarding the sight visibility at the corner of Pine Terrace and Emily Court;

**WHEREAS**, no neighboring property owners were present at the public hearing to ask questions of the Applicant or offer comment on the Application; and

**WHEREAS**, the Board having heard and considered the testimony, arguments and documents referenced above.

**NOW, THEREFORE, BE IT RESOLVED** that the Joint Planning Board of the Borough of Demarest makes the following findings of fact and conclusions of law with respect to the within Application:

1. All of the “**WHEREAS**” clauses set forth above are incorporated by reference.
2. All of the testimony, documents and exhibits produced by the Applicant, including those produced at the public hearing on October 15, 2025 are incorporated herein by reference.
3. The Property is located at 93 Pine Terrace and designated as Lot 1 in Block 84.08 on the Tax Maps of the Borough of Demarest and is an undersized, irregularly shaped parcel consisting of 25,958 square feet (whereas 30,000 square feet is required).
4. The Property is located on the corner of Pine Terrace and Emily Court and has three (3) front yards.
5. The Property is located in the Single Family Residence BB Zone (the “R-BB Zone”).
6. The Property is currently occupied by a 2-story single-family dwelling with associated driveway, walkways, deck and other related improvements, all to remain.
7. The existing 2-story dwelling faces Pine Terrace, with the existing driveway being located off of Emily Court.
8. By this Application, the Applicant is seeking to install a 6-foot high fence around the perimeter of the Property, with a portion of the proposed fence being located in the front yard area along Emily Court (corner lot), whereas 4 feet is permitted in the front yard.
9. The Application requires variance relief pursuant to N.J.S.A. 40:55D-70(c) and Section 175-24C of the Borough Zoning Ordinance.

10. The public was invited to speak and offer questions after testimony was given by the Applicant and no one appeared.

### Conclusions and Determinations

11. All findings of fact set forth above are made a part hereof as if set forth herein at length.

12. The Board finds that the Property suffers from challenges due to its nature as a corner lot with three (3) front yards (Pine Terrace and Emily Court), which results in a lack of privacy and security, and that these challenges have not been able to be effectively resolved with landscaping.

13. The Board finds that the proposed fence improvement has a uniform appearance and is visually attractive.

14. The Board finds that the proposed fence, which will be located behind existing arborvitae, will be well screened once the landscaping matures.

15. The Board finds that the proposed installation of a 6-foot fence on the Property complies with the requirements of the R-BB Zone except for the bulk variance required for the height of the fence, which exceeds the 4 foot maximum height allowance for fencing in the front yard along Emily Court (corner lot).

16. Despite its location in the front yard along Emily Court (corner lot), the proposed fence improvement does not unduly impinge upon any adjoining owner, who did not appear.

17. The Board finds that the Fence Plan, once revised as stipulated to the satisfaction of the Board Engineer to address any sight triangle concerns at Pine Terrace and Emily Court, will provide sufficient sight lines for drivers.

18. The Board finds that the variance for fence height can be granted without detriment to the public good or any neighboring properties and will have a minimal impact, if any, on the neighbors.

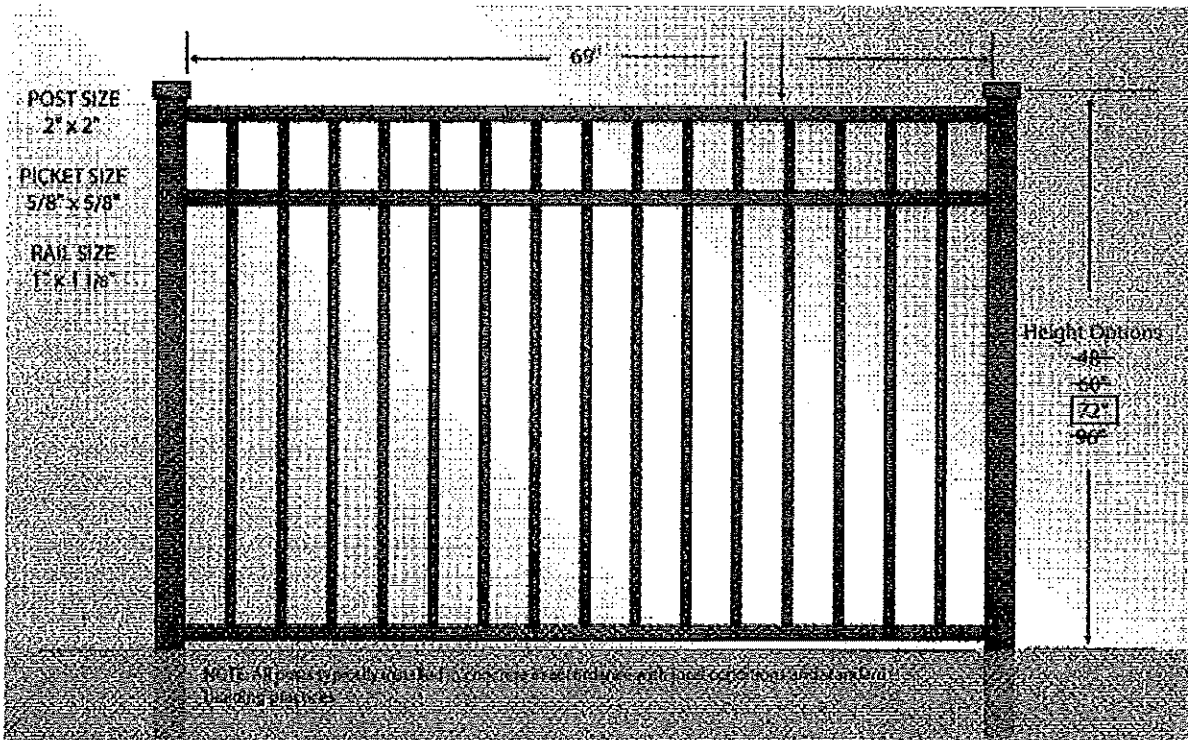
19. The Board further finds that this approval will not substantially impair the intent and purpose of the Borough of Demarest Master Plan or Borough Zoning Ordinance and is in the furtherance of the purposes set forth in N.J.S.A. 40:55D-2 inasmuch as it provides adequate light and air and open space and promotes the aesthetics of the neighborhood. Additionally, it has no impact on the appropriate population density and promotes the general welfare by encouraging outdoor activity in a private and secure area of the Property.

20. The Applicant has proven entitlement to approval under N.J.S.A. 40:55D-70(c)(1) and (2). There is no substantial impairment to the Borough of Demarest Master Plan or Borough Zoning Ordinance. The Property is unique because the property is an irregularly shaped corner lot with three (3) front yards. The benefits of deviation from the Borough Zoning Ordinance substantially outweighs any detriment.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** by the Board of the Borough of Demarest, based upon the above findings of fact and conclusions of law, that the within application for Variance Approval is hereby granted, subject to the following conditions:

- a) The Applicant shall revise the Fence Plan to the satisfaction of the Board Engineer in order to improve visibility within the sight triangle at the corner of Pine Terrace and Emily Court, which may include modifying the proposed fence location and relocating existing trees and replacing with low profile landscaping to preserve visibility at that corner.

- b) The Applicant shall not make any alterations to the existing grades on site which would result in an increase in the height of the existing grade.
- c) The fence shall not exceed 6 feet in height and must be at least 50% open and made of the same height, material, design and color as the fence described herein and as reproduced below:



**FENCE DETAIL**

- d) The Applicant shall comply with the Borough's Tree Removal and Protection Ordinance with respect to the removal and replacement of any trees on the Property.
- e) Unless otherwise addressed herein or at the public hearing before the Board, the Applicant shall comply with the recommendations of the Board, including but not limited to the Board Engineer Report, as well as any stipulations made during the hearing on the Application and all conditions enumerated herein.

- f) Notwithstanding the approval granted herein, the Applicant shall comply with all of the ordinances of the Borough of Demarest and all applicable county, state, and federal statutes, ordinances, rules and regulations.
- g) The Applicant shall obtain the approval (or waiver thereof) of any and all other governmental agencies having jurisdiction over the proposed development.
- h) The Applicant shall be required to obtain all necessary permits and approvals from the Construction Official and such other municipal departments as may be necessary.
- i) The Property shall be kept neat during all construction and all construction hours shall strictly adhere to the ordinances of the Borough of Demarest.
- j) The Applicant shall post all fees and deposits as required by applicable ordinances of the Borough of Demarest which shall include payment of all outstanding taxes and the payment of all fees to the Borough's professionals for the review of the within Application and the inspection of work to be performed incidental thereto. The Applicant shall pay any fees or additional escrow deposits which may be due and owing within ten (10) days of notification.
- k) All construction, use and development of the Property shall be in conformance with the plans approved by the Board. In the event the Applicant or its successors or assigns construct or attempt to construct any improvement in conflict with or in violation of the terms of this approval, the Board hereby reserves the right to withdraw, amend or replace the instant approval. The Applicant's failure to comply with this condition may be the cause for the issuance of a Stop Work Order, penalties and/or the revocation of any permits issued in respect of the contemplated improvements, subject to reasonable notice and the opportunity to cure.

- l) The Applicant shall correct and make safe any dangerous or unsafe condition caused by the Applicant or those acting for it, affecting public safety or general welfare, if any such condition develops.
- m) The Applicant shall be and remain liable for any and all damages or money loss occasioned by the Borough of Demarest or its officers or agents by any neglect, wrongdoing, omissions or commissions by the Applicant or its agents arising from the making of improvements and shall save, indemnify, hold harmless the Borough of Demarest or Board, its officers, agents, employees and all charges, judgments, costs or counsel fees arising from such damages or loss. The Applicant agrees not to commit any public or private nuisance by reason of dirt, dust, debris, air-pollution, noise pollution, gas, smoke, or other occurrences resulting from the construction or installation authorized by the approval of this plan or any building permit issued in pursuit thereof.
- n) The Applicant shall submit a survey signed and sealed by a New Jersey Licensed Land Surveyor confirming that the installation of the fence as described herein and same shall be reviewed and approved by the Board Engineer following installation.
- o) The Applicant's failure to comply with any condition set forth with this Resolution shall constitute a failure of the conditions of this approval and may be the cause for the issuance of a Stop Work Order, penalties and/or the revocation of any permits issued in respect of the contemplated improvements, subject to reasonable notice and the opportunity to cure.

**IT IS HEREBY CERTIFIED** that this is a true and correct copy of a Resolution adopted by the Planning Board of the Borough of Demarest upon a roll call vote at a meeting held on October 15, 2025.

A copy of this Resolution shall be given to the Tax Assessor, the Applicant, Borough Clerk, Building Department, Zoning Officer and Borough Engineer.

ATTEST:

SO APPROVED:

\_\_\_\_\_  
MICHAEL GRECO, Secretary

\_\_\_\_\_  
TIMOTHY WOODS, Chair

**BOROUGH OF DEMAREST JOINT PLANNING BOARD**

**VOTE TO APPROVE THE APPLICATION**

<b>BOARD MEMBER</b>	<b>MOTION</b>	<b>SECOND</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>	<b>NOT ELIGIBLE</b>
Mr. Adelman	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Alevrontas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chair Brenner	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Chin	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. DiSclafani	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilwoman Fox	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Hamilton ( <i>Alt</i> )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ms. Mamdani	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Bernstein	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chair Woods	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of Approval: October 15, 2025

**VOTE TO APPROVE THE RESOLUTION**

<b>BOARD MEMBER</b>	<b>MOTION</b>	<b>SECOND</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>	<b>NOT ELIGIBLE</b>
Mr. Adelman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Alevrontas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chair Brenner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Chin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. DiSclafani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilwoman Fox	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Mamdani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Bernstein	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chair Woods	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of Adoption: November 5, 2025

**ORDINANCE NO. 1170-25**

**ORDINANCE OF THE BOROUGH OF DEMAREST ADOPTING THE AMENDED  
REDEVELOPMENT PLAN PRODUCED BY COLLIERS ENGINEERING (FORMERLY MASER  
CONSULTING) ON BEHALF OF THE  
BOROUGH OF DEMAREST**

**WHEREAS**, the Borough of Demarest (hereinafter 'the Borough') filed a complaint for declaratory and injunctive relief seeking a judgment of compliance and repose on July 8, 2015 under Docket number BER-L-6301-15 (hereinafter the 'Litigation'); and

**WHEREAS**, the Borough of Demarest agreed to settle the said Litigation with all parties through a negotiated Settlement Agreement (hereinafter the 'Agreement') on December 27, 2017, executed by the Borough on January 27, 2018; and

**WHEREAS**, as part of the Agreement, in Section 12c, the Borough agreed to adopt a Redevelopment Plan for the Downtown Area previously designated an Area in Need of Rehabilitation as that term is defined by statute; and

**WHEREAS**, the Borough of Demarest (hereinafter "the Borough") by Council resolution dated July 24, 2017, designated the following tax lots as an area in need of rehabilitation: Block 23, Lots 9, 10, 12, 13, 14, 15, 16, 17.01, 17.02, 19, 20, 21 and 23, Block 46, Lots 39.01, 40.01, 41.02, 41.01, 50, 51, 52, 664, 760 and 764, Block 49.01, Lots 43.01, 43.02, 44, 45 and 47.02, and

**WHEREAS**, the Borough Council authorized MaserConsulting to prepare a Redevelopment Plan for the Rehabilitation Area; and

**WHEREAS**, Maser Consulting developed and delivered a Redevelopment Plan for the aforementioned area dated September 12, 2019, and

**WHEREAS**, said plan was adopted by the Borough Council, after a public hearing, on December 16, 2019; and

**WHEREAS**, the plan was by Ordinance #1075-20, adopted by the Borough Council, after a hearing, on February 22, 2020; and

**WHEREAS**, the plan was thereafter amended by Ordinance #1094-21, adopted by the Borough Council, after a hearing, on July 26, 2021; and

**WHEREAS**, on March 20, 2024, Governor Philip Murphy signed into law P.L.2024, c.2, establishing a new framework for determining and enforcing municipal affordable housing obligations under the New Jersey Supreme Court's Mount Laurel doctrine and the New Jersey Fair Housing Act (the "FHA") (N.J.S.A. 52:27D-301, et al.); and

**WHEREAS**, among other things, the Act abolished the Council on Affordable Housing (hereinafter, "COAH"), and replaced it with seven retired, on recall judges designated as the Program and authorized the Director of the Administrative Office of the Courts, (hereinafter, respectively, "Director" and "AOC") to create a framework to process applications for affordable housing compliance certification; and

**WHEREAS**, the Borough filed a timely Fourth Round Declaratory Judgment complaint ("DJ Complaint") with the Affordable Housing Dispute Resolution Program ("the Program"), on January 29, 2025; and

**WHEREAS**, the Borough’s Joint Planning Board (“Board”) adopted the HEFSP, entitled Housing Element and Fair Share Plan prepared by Darlene A. Green, P.P., AICP of Colliers Engineering & Design, dated May 16, 2025 (“2025 HEFSP”), as an amendment to Borough’s Master Plan on June 5, 2025; and

**WHEREAS**, having reconsidered the Redevelopment Plan, the Borough Council has concluded that the Redevelopment Plan requires revisions and amendments to conform to the goals set forth in the 2025 HEFSP; and

**WHEREAS**, a revised and amended Downtown Redevelopment Plan dated October 6, 2025, has been drafted and submitted by Colliers Engineering & Design; and

**WHEREAS**, the revised Redevelopment Plan conforms to the Borough's Master Plan and the adopted 2025 HEFSP and will provide realistic opportunity for the construction of affordable dwellings units in the above referenced area.

**NOW THEREFORE BE IT ORDAINED** by the Mayor and Borough Council of the Borough of Demarest, Bergen County, State of New Jersey, hereby adopt the revised and amended Redevelopment Plan dated October 6, 2025, prepared by Colliers Engineering & Design on behalf of the Borough; and

**BE IT FURTHER ORDAINED**, that a copy of this Ordinance, and the Redevelopment Plan, shall be served upon the Planning Board of the Borough of Demarest for review and comment after introduction on first reading hereof; and

**BE IT FURTHER ORDAINED**, that upon adoption, this Ordinance, and the Redevelopment Plan shall be served upon the Commissioner of Community Affairs.

Borough of Demarest

BY: \_\_\_\_\_  
BRIAN BERNSTEIN, MAYOR

Attest:

\_\_\_\_\_  
Julie Falkenstern-Borough Clerk

Introduced: October 27, 2025

Adopted:

Limiting Schedule District  
Borough of Dumont

District	Minimum Lot Dimensions*			Area			Maximum Building Coverage (percentage of square feet per lot) (all buildings, accessory uses and structures)	Bulk	Maximum Height of Building Feet	Maximum Livable Floor Area <sup>1</sup>	Maximum Impervious Surface Area <sup>2</sup>
	Frontage (feet)	Depth (feet)	Area (square feet)	Front Yard Depth or Setback (feet)	Side Yard Width Abutting a Lot (feet)	Rear Yard Depth Width (feet)					
Residence (A)	200	200	40,000	50*	50	50	15%	30	2420	22.5%	30%
Residence (B)	150	150	22,500	50*	50	50	15%	30	2420	22.5%	30%
Residence (C)	100	100	10,000	25*	25	30	20%	30	2420	30%	30%
Residence (D)	100	100	10,000	25*	25	30	20%	30	2420	30%	30%
Half-Town (E)	200	200	40,000	50*	50	50	15%	30	2420	22.5%	30%
Sleep-family residential golf course	-	-	-	-	-	-	-	-	-	-	-
Colf course with club facilities <sup>3</sup>	-	-	-	-	-	-	-	-	-	-	-
Community	-	-	-	-	-	-	-	-	-	-	-
Business (C.R. 1)	-	-	-	-	-	-	-	-	-	-	-

Limiting Schedule  
from September 2005  
all Residential Zones  
Max height 30' (24' for flat roof)

"A"

12 - 15 - 2001

\* For other than rectangular lots, a rear yard width is required that is equal to the frontage requirement in the district, such width to be measured between points on each side line which are distant from the frontage line the number of feet specified as the minimum lot depth requirement in the district, such side line points to be measured at right angles to the frontage line. This requirement applies to all residence districts.

\*\* On all streets other than Kildicker Road, Harlandburgh Avenue, County Road, Anderson Avenue, Fremont Road and Lanza Avenue, an alternate setback will be required conforming to the established average setback on the street on which the lot fronts, within the same district and within three hundred (300) feet on each side of the lot along the same side of the street, but not beyond any intersecting streets, established by three (3) or more houses. (Amended 4-15-1996 by Ord. No. 774)

\*\*\* In the Business District, side-yard width is required if access to off-street parking and/or loading and unloading facilities in the rear is provided and if transition at district boundary. (Amended 4-17-1989 by Ord. No. 6021)

\* Measured from the average elevation of the proposed finished grade all around the principal building, accessory building or structure. (Amended 4-15-1996 by Ord. No. 774)

\*\* In all districts and in connection with all brooks and streams, a mandatory open space, unencumbered by any building or structure, shall be maintained as follows: bordering Tremkill Brook, no footing or foundation of any building or structure shall be closer than fifty (50) feet to the top of the bank of the stream, bordering all other brooks and streams, no footing or foundation of any building or structure shall be closer than twenty-five (25) feet to the top of the bank of the stream. These minimum open space setbacks may be expanded as a result of applications to the New Jersey Department of Environmental Protection for stream encroachment permits. Field permit applications shall be required when the tributary drainage area for the brook or stream exceeds fifty (50) acres. (Amended 4-15-1996 by Ord. No. 774)

\*\* Maximum buildable floor area is calculated as a percentage of the square footage of the lot to be developed. (Added 4-17-1989 by Ord. No. 6021)

\*\* Amended 4-17-1989 by Ord. No. 6021

\*\* Added 4-18-1990 by Ord. No. 774

"B"

**AN ORDINANCE OF THE BOROUGH OF DEMAREST  
AMENDING CHAPTER 175 OF THE CODE OF THE  
BOROUGH OF DEMAREST ENTITLED "THE ZONING  
ORDINANCE OF THE BOROUGH OF DEMAREST"**

WHEREAS, Section 175-27 of the Zoning Ordinance of the Borough of Demarest excludes unheated areas from the calculation of the floor area, therefore, garages and above grade storage areas are excluded from the calculations as to livable area.

WHEREAS, the Planning Board of the Borough of Demarest has also recommended new terms and definitions be added to the Zoning Code.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Demarest that Section 175-27 of the Zoning Code entitled "Definitions" is hereby amended as follows:

**ATTICS -**

**NATURAL GRADE** - The existing topographical elevation of a zoned lot that exists as of the adoption of this Ordinance.

\* **AVERAGE NATURAL GRADE** - An average of a *Natural Grade* adjacent to the perimeter of a building measured at points ten (10) feet apart starting at the lowest elevation.

\* **BUILDING HEIGHT OF** - The vertical distance measured from the *Average Natural Grade* all around the building to the highest point of the roof.

**LIMITING SCHEDULE FOOTNOTE "D"** - Measured from the Average Natural Grade around the perimeter of the proposed structure.

**FLOOR AREA** - The aggregate area of all floors within the outer surface of a building's exterior walls, excluding attics and basements or cellars that are at least seventy percent (70%) below average grade.


BE IT FURTHER ORDAINED that all Ordinances or parts of Ordinances in conflict with or inconsistent with the provisions of this Ordinance are repealed to the extent of such conflict or inconsistency.

BE IT FURTHER ORDAINED that if any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudicated, and the remainder of this Ordinance shall be deemed valid and effective.

section, paragraph, subsection, clause or provision so adjudicated, and the remainder of this Ordinance shall be deemed valid and effective.

**BE IT FURTHER ORDAINED** that this Ordinance shall take effect upon adoption and publication in accordance with applicable law.

**BOROUGH OF DEMAREST**

  
\_\_\_\_\_  
Joseph L. Cerrone, Jr., Mayor

**ATTEST:**

  
\_\_\_\_\_  
Carol A. Kroepke, Borough Clerk

**Introduced:** July 15, 2002

**Adopted:** August 22, 2002

"C"

**BOROUGH OF DEMAREST**  
**BERGEN COUNTY, NEW JERSEY**

**ORDINANCE # 1025-15**

**AMENDING CHAPTER 175-ZONING SO AS TO:**

**REVISE LIMITING SCHEDULE, IMPROVED LOT COVERAGE;**

**REVISE LIMITING SCHEDULE, HEIGHT OF RESIDENTIAL DWELLINGS;**

**DEFINE DEMOLITION / NEW CONSTRUCTION;**

**REGULATE FENCES THAT BORDER PUBLIC STREETS;**

**AMEND THE DEFINITION OF IMPERVIOUS SURFACES; and AMEND THE FEE SCHEDULE FOR VARIANCE AND CONDITIONAL USE APPLICATIONS**

**WHEREAS**, it appears that Borough of Demarest Zoning Board of Adjustment has petitioned the Mayor and Council of the Borough to amend Section 175-Zoning of the Municipal Code of the Borough of Demarest to: (1) add a limitation on Improved Lot Coverage, (2) increase the allowable roof height of homes in the Residence A, BB and B zones, (3) modify the ordinance relating to fences to address yards that border public streets and to define certain related terms, (4) add a definition of Demolition/New Construction, and (5) amend and clarify the definition of Impervious Surface;

**WHEREAS**, the Zoning Board of Adjustment has indicated that certain proposed improvements which do not fall within the definitions of Building Coverage or Impervious Surface may nonetheless affect or impair the intent and purposes of the Municipal Land Use Act and/or the Borough's Master Plan, and has requested that the Borough regulate such improvements by adopting a limitation on Improved Lot Coverage; and

**WHEREAS**, the current restrictions on roof height were adopted by way of Ordinance 662 on April 17, 1989, and modified by Ordinance 774 on April 15, 1996 to impose a 30-foot maximum dwelling height throughout the Borough; the demands of current architectural and engineering design require that residential dwellings in the larger zones be taller to improve construction quality and aesthetic appeal; and the Zoning Board of Adjustment has indicated that it has been required to consider many applications seeking variance solely for bulk building height, imposing unnecessary economic hardship upon property owners seeking to make improvements;

Only  
1-88-28 Zon'g  
→

**WHEREAS**, the Zoning Board of Adjustment has indicated that the ordinance regulating fences neglects to specifically address fences on yards that border public streets, and certain relevant terms are not defined, resulting in inconsistent and unpredictable enforcement relating to newly-installed fences on residential properties;

**WHEREAS**, the Zoning Board of Adjustment has indicated that the ordinance fails to address when an application for a building permit to renovate an existing structure should be treated as a permit for demolition and new construction, resulting in inconsistent and unpredictable treatment of certain applications for building permits; and

**WHEREAS**, the Governing Body now seeks to amend Chapter 175-Zoning of the Municipal Code of the Borough of Demarest to adopt the aforesaid recommendations of the Zoning Board of Adjustment,

**NOW THEREFORE, BE IT HEREBY ORDAINED** by the Mayor and Council of the Borough of Demarest, County of Bergen and State of New Jersey, that the following amendments be made to the Municipal Code of the Borough of Demarest:

Section 1: Amendment of Zoning Ordinance.

A. The Limiting Schedule shall be amended to add the following limitation on Improved Lot Coverage:

District	Bulk
	Maximum Improved Lot Coverage
Residence (A)	30%
Residence (BB)	30%
Residence (B)	30%
Residence (C)	30%
Residence (D)	30%

The following definition shall be added to Section 175-27:

**IMPROVED LOT COVERAGE:** The part of the site that is covered by Buildings, Accessory Buildings or Swimming Pools; impervious or pervious tennis courts, basketball courts, decks, patios, fire pits, hot tubs or other recreational structures or improvements; ~~impervious or pervious parking areas~~, driveways, walls, ~~walkways~~, pavers or similar improvements; and any other Structures or Impervious Surfaces.

~~The Limiting Schedule shall be further amended to change the permitted Average Building Height in certain zones as follows:~~

District	Bulk	
	Average Height of Building	
	Stories	Feet
Residence (A)	--	33
Residence (BB)	--	30
Residence (B)	--	30

↖ "Certain Zones"



This section expressly prohibits more than fifty percent (50%) of the roof area exceeding the specified Average Height, and it expressly prohibits flat roofs above 30 feet in all zones.

In all other respects, the limiting schedule of the Municipal Code of the Borough of Demarest shall remain unchanged. *i.e. Zones R-C ? R-D do not*

B. Section 175-24 (Fences) shall be amended to further clarify and regulate the installation of new fences on residential properties as follows:

- No fence may be erected in excess of 6 feet
- No fence may be erected within 10 feet of the curb line or edge of pavement of any street (whether in front, side or rear yards)
- Any fence erected within 25 feet of any street, as defined herein (whether in front, side or rear yards) may be no higher than 4 feet and must be at least 50% open
- Fence heights will be measured from the Average Natural Contour (as defined in the Zoning Ordinance), excluding berms and swales
- Fences may not be erected on walls, except that fences may be erected on retaining walls provided the combined height of the retaining wall and fence do not exceed the applicable fence height limit.

The following definitions shall be added to Section 175-27:

**FENCE:** Any substantially vertical structure, wall, or barrier, regardless of material composition, but excluding vegetation and living fences, whether supported by a foundation, footing, piling, stake, post, aboveground member, or whether self-supporting, to prevent escape or intrusion, to mark a boundary or the proximity thereof to ensure privacy, or to act as a support for vegetation.

**LIVING FENCE:** Plantings created by human effort consisting of the growth or placement of hedges, trees, bushes, or any other plants, or any combination thereof, creating a vision-impairing barrier or boundary between properties.

C. Section 175-27 shall be amended to add the following definitions:

**DEMOLITION / NEW CONSTRUCTION:** An altered structure shall be deemed new construction for all development, building and zoning purposes if: (i) the square footage of the foundation of the altered structure is increased by 50% or more when compared to the square footage of the foundation of the structure prior to alteration, or (ii) the floor area of the altered structure (meaning the livable floor area plus basements, garages and other unheated areas) is increased by more than 50% of the floor area (meaning the livable floor area plus basements, garages and other unheated areas) of the structure prior to alteration.

**IMPERVIOUS SURFACE:** A surface covered with a layer of material that is highly resistant to water infiltration. Examples of impervious surfaces include asphalt, brick, pavers, compacted surfaces, including, stone roadways, driveways, parking areas, walkways, patios' buildings, concrete, metal and most structures. ..

D. Section 175-33 shall be amended to be entitled "Fees and Escrow Deposits for Variance and Conditional Use Applications," and to read in its entirety as follows:

An applicant for a variance or conditional use shall remit to the Borough of Demarest the following nonrefundable fees to pay Borough expenses in connection with the application:

- A. Variance pursuant to N.J.S.A. 40:55D-70a or b: \$200
- B. Variance pursuant to N.J.S.A. 40:55D-70c: \$100 per variance requested, with \$200 minimum
- C. Variance pursuant to N.J.S.A. 40:55D-70d: \$500
- D. Conditional use: \$500

The application shall be accompanied by an escrow deposit in the following amount:

- E. Variance pursuant to N.J.S.A. 40:55D-70a or b: \$500
- F. Variance pursuant to N.J.S.A. 40:55D-70c: \$250 per variance requested, with \$500 minimum
- G. Variance pursuant to N.J.S.A. 40:55D-70d: \$1000
- H. Conditional use: \$1000

The escrow deposit posted hereunder shall remain on deposit with the Borough until the Attorney for the Zoning Board of Adjustment certifies that all vouchers for services rendered in connection with the preparation and publication of a resolution memorializing the action of the Zoning Board of Adjustment with respect to the application have been paid in full, after which time any balance remaining shall be refunded upon issuance of a building permit.

## Section 2. Severability.

If any section, subsection, paragraph, sentence or other part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect or invalidate the remainder of this Ordinance, but shall be confined in its effect to the section, subsection, paragraph, sentence or other part of this Ordinance directly involved in the controversy with respect to which said judgment shall have been rendered, and all other provisions of this Ordinance shall remain in full force and effect.

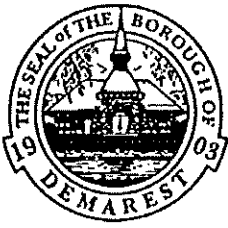
## Section 3. Inconsistent Ordinances Repealed.

All ordinances or parts of ordinances which are inconsistent with the provisions of this Ordinance are hereby repealed, but only to the extent of such inconsistencies.



DEMARREST CODE

- 7 For all residential uses, impervious surface is included within the improved lot coverage. For Community Business District (CBD) impervious coverage is 90% maximum. (Added 4-15-1998 by Ord. No. 174, amended by 15-15-2019 by Ord. No. 1083-201)
- 8 The part of the site that is covered by buildings or accessory buildings; impervious or pervious tennis courts, basketball courts, decks, swimming pool decks, patios, firepits, hot tubs, or other recreational amenities or improvements; impervious or pervious parking areas, driveways, walkways, paths, or similar improvements; and any other structure or impervious surface. Total improved lot coverage shall not exceed 30% of the lot area. The percentage of the lot to be used for the principal residential use and all vehicle access and parking areas shall be not greater than 25%. (Added 10-24-2020 by Ord. No. 1083-201)
- 9 Zoned R-WF (Residential Medium-Density District) was created as a single lot "open" zone by Ord. No. 1066-19, adopted 8-26-2019. See § 175-12.
- 10 The R-01F-2 (Overly District Residential Medium-Density 2 Overly District) was created with Zone R.A. by Ord. No. 1380-20, adopted 5-18-2020. See § 175-12.L.



**THE BOROUGH OF DEMAREST**  
118 SERPENTINE ROAD  
DEMAREST, N.J. 07627-2199

**MICHAEL GRECO**  
ZONING OFFICER  
(201) 768-0167 X 110  
[mgreco@demarestnj.gov](mailto:mgreco@demarestnj.gov)

September 29, 2025

The Mayor & Council  
The Joint Planning Board  
Borough of Demarest

**Subject:** Recommended Updates to the Borough Zoning Ordinance

Dear Mayor, Council, and Board Members,

Over the past year, I have been working collaboratively with various bodies, professionals, and community members to **review and modernize the Zoning Code of the Borough of Demarest**. Throughout this process, I have identified numerous inconsistencies, both within the code itself and in how it has been interpreted and applied.

In response, I have compiled a comprehensive set of **Zoning Ordinance Suggestions**. These suggestions reflect feedback and recommendations gathered from the **Joint Planning Board, the former Zoning Board, members of the Council, the prior Zoning Official, the Building Department, Borough professionals**, and numerous comments and concerns raised by the public.

Within the attached document, I have included **specific questions and highlighted sections** that, in my professional opinion, require further attention. Below is a summary of key areas I believe warrant particular focus by the Governing Body and the Board:

**1. Definitions** - Significant work has been undertaken to revise and align definitions more closely with the *Moskowitz Book of Definitions*, promoting clarity and consistency. Notable updates include but are not limited to:

- Building / Building Height
- Floor Area
- Corner and Through Lots
- Signs
- Pergola

**2. Floor Area Ratio (F.A.R.)** - The current code's use of "Livable Floor Area" has caused confusion. I recommend replacing it with **Floor Area Ratio (F.A.R.)**, consistent with the *Municipal Land Use Law (MLUL)*. The proposed definition includes garages in total calculations. To address concerns regarding overbuilding and design quality, the proposed amendments **reduce allowable F.A.R. in the R-C**

and R-D zones, while allowing limited increases based on exceptional architectural design.

**3. Improved Lot Coverage** - Feedback from residents suggests that **Improved Lot Coverage** restrictions in the R-C and R-D zones are overly limiting—particularly for outdoor accessory structures. I recommend increasing the permitted percentage for these two zones to 35%, aligning them more closely with other districts.

**4. Accessory Buildings, Uses, and Structures** - The existing code applies uniform standards across all accessory types. I recommend revising this section to **differentiate requirements** based on the type and scale of accessories. For example, pools should adhere to stricter standards than patios, and large secondary structures should have greater setbacks than small sheds.

**5. Administration and Fees** - This section has been updated to **clarify fee applicability** and reflect current Borough procedures. The revisions make the fee structure more transparent and better aligned with actual administrative responsibilities. The new fees are more in line with other town fee schedules.

**6. Residential District Bulk and Area Requirements** - Historically, these standards appeared only in the *Limiting Schedule*. I recommend **codifying these requirements directly within the ordinance**, with the schedule updated accordingly based on the Governing Body's determinations.

**7. Certificate of Continued Occupancy** - Although currently included in the Zoning Code, this section is more appropriately housed elsewhere in the Borough Code. I recommend **relocating it to its own section** to improve organization and clarity.

**8. Development and Variance Fees** - These fee provisions are currently included within the zoning section but should be **relocated to the appropriate administrative sections** of the Borough Code, as they fall outside the Zoning Officer's jurisdiction.

These represent the **most significant areas of focus**, though I recommend a careful review of the entire code.

The following sections were **not modified**, as they serve specialized purposes or fall outside my technical expertise:

1. Conditional Uses Enumerated (particularly the antenna and church provisions, which should be re-evaluated)
2. Affordable Accessory Apartments
3. Residential Multifamily District
4. Residential Multifamily-2 Overlay District
5. Golf Course
6. Satellite Earth Stations

7. Affordable Housing District

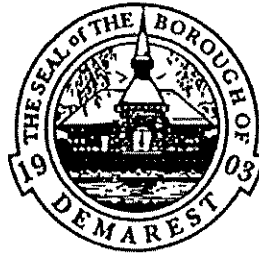
In addition, you will see areas written in **Blue**. These areas are sections written by the Borough Planner to bring the code in compliance with the approved Master Plan.

I hope the enclosed document and this summary assist the Governing Body and Joint Planning Board in moving forward with this important update. I appreciate the opportunity to contribute to a clearer, more consistent, and more functional Zoning Code for the Borough of Demarest.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael Greco', with a stylized flourish at the end.

MICHAEL GRECO, *CMR, Notary Public State of New Jersey*  
ZONING OFFICER



**Borough of Demarest**  
**Joint Planning Board Regular Meeting**  
**MINUTES**

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**August 6, 2025**

**7:30 PM**

**DEMAREST BOROUGH HALL**

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The Borough of Demarest Planning Board held a special meeting on WEDNESDAY, SEPTEMBER 3, 2025, 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 Chair Woods.

**FLAG SALUTE**

The Board was led in a salute to the flag by Chair Woods.

**ROLL CALL**

**MEMBERS PRESENT:** Todd Adelman, Mayor Brian Bernstein, Jodi Brenner, Kiran Chin, Camile DiSclafani, Councilwoman Daryl Fox, Mary Hamilton, Chair Timothy Woods

**MEMBER(S) ABSENT:** Theodore Alevrontas, Dr. Fatemah Mamdani

**ALSO PRESENT:** Darlene Green – Planner, Nick Chelius – Engineer, Danielle Federico – Attorney, Michael Greco – Secretary, Zoning Officer

**RESOLUTIONS**

**NEW/CONTINUING BUSINESS**

Chair Woods called for a change in the order of business, stating that the application JPB-25-008 for 29 John Street would be heard first.

**NEW APPLICATION – JPB-25-008 – 29 JOHN STREET – AUSTIN SIBONI**

Chair Woods recused himself stepping down from the dais, due to his home being within 200 feet of the application property.

Vice Chair Brenner took her place at the center of the dais and took over the meeting.

Matthew Capizzi took the podium and stated that he would be representing the applicant for JPB-25-008. He explained that the property is in the Borough's R-C zone and is a corner lot, fronting on John Street and Demarest Avenue. He explained that the existing home is a one and a half story dwelling, fronting on John Street. He explained that the proposed is to add a full second story addition and fill in a gap between the front of the house and the garage to create a two-car garage, as well as a two-story addition in the rear of the home. He stated that the existing home is non-conforming with the front yard setback. The new additions would require a setback

variance for 26.67 feet from the front yard facing Demarest Avenue. He stated that this is the only variance that they are requesting. The engineer pointed out a possible coverage variance, but the applicant's engineer would be discussing a revision to their plan to eliminate these variances. He also stated that they would be presenting a landscaping plan to improve the application. He stated he would have two witnesses, Piero Gabucci the applicant's architect and Mr. Pessolano the applicant's planner.

Mayor Bernstein requested copies of the revised plans which were being discussed this evening. Mr. Capizzi gave the revised plans to the board.

Mr. Capizzi called his first witness. Piero Gabucci was sworn in and had his credentials accepted by the board.

Piero Gabucci explained that he was presenting the revised plans, marked as Exhibit A1 – two sheets, revision #2 zoning chart and fence dated 09/03/2025. He showed that the site plan has several circled revisions made to address comments from the board engineer. He explained that the existing fence on the property would now be replaced with a metal fence. He corrected some math errors in their zoning chart and stated that the new plan shows the final calculations, and that they are accurate. He stated that there were no changes to the site plan, and only corrected math errors in the zoning chart. Mr. Gabucci explained where the new additions are.

Mayor Bernstein asked why the original house did not have this in-fill addition and instead had the separate garage.

Mr. Gabucci said that most likely the house had a separate garage, and the prior owner connected it to the house.

Councilwoman Fox stated that the homes in this area typically had a breeze way originally.

Vice Chair Brenner asked if the garage is straight toward the street or at an angle. Mr. Gabucci confirmed that the garage faces John Street completely and is not angled.

Mr. Gabucci explained that the intention was to keep the larger portion of the second-floor addition to the west side of the home.

Mayor Bernstein asked for clarification on what is to the west of the current home. Mr. Gabucci explained that to the west is a neighboring house.

Mr. Gabucci presented a google image and had it marked as A2. Ms. Federico confirmed that this photo was gathered by Mr. Gabucci and that it was taken from google today, 09/03/2025.

Mr. Gabucci presented that photograph to the board.

Ms. Chin asked if there is an existing fence on the property. Mr. Gabucci stated that there is a chain link fence currently.

Mr. Gabucci stated that the intention with this application is to keep the look of the home intact while expanding it.

Mayor Bernstein asked a question about the proposed height of the structure. Mr. Gabucci stated that the proposed building would be six inches under the maximum allowed height. Mayor Bernstein clarified this to be 29.5 feet.

Mr. Gabucci explained the proposed floor plan to the board.

Mr. Gabucci directed the board to the portion of the home that requires variance and explained the layout.

Vice Chair Brenner stated that the plan says existing floor to be removed and asked if there is currently a second floor. Mr. Gabucci explained that there is a half story which is in the roof line with dormers currently.

Mr. Gabucci explained the aesthetic and design of the home, describing it as traditional.

Vice Chair Brenner asked if this is consistent with other homes in the area, and Mr. Gabucci confirmed that it is.

Mr. Capizzi handed out the Landscape Plan, which was marked as A3 – Landscape Plan L-2548 dated 08/26/2025.

Mr. Gabucci explained the landscaping plan to the board, drawing attention to the proposed additions.

Councilwoman Fox asked if the large trees shown are existing or plan to be added. Mr. Gabucci stated that these large trees are existing.

Ms. Federico confirmed with Mr. Capizzi that the applicant would be willing to present the landscaping plan for the board engineers' review and approval and would agree to comply with all requirements.

Mayor Bernstein asked for clarification about the Stormtek Chamber on the plan and what feeds into it. Mr. Gabucci explained that the entire structure feeds into that chamber.

Mayor Bernstein stated that the applicant discussed the front yard setback on Demarest Ave and asked what about the front yard on John Street. Mr. Gabucci stated that the survey shows the average setback of the neighbors at 20 feet. He stated that the home is 29.1 feet from John Street. Mayor Bernstein asked for any evidence with respect to the other homes which show the average setback. Mr. Gabucci said his surveyor gave them this average setback number.

Councilwoman Fox asked for a dimension from the deck to the rear of the property. She stated that the required setback is 30 feet. Vice Chair Brenner asked Mr. Chelius to weigh in. Nick stated that he is unclear whether a deck is an accessory structure or an extension of the principal building. An accessory structure has less setback than the principal building.

Mayor Bernstein asked again for evidence that the setback stated on the survey is accurate to the other homes on the block. Mr. Gabucci stated that 29.1 feet is an existing condition. Mr. Capizzi asked the board engineer to comment. Mr. Chelius explained the alternate setback rule from the limiting schedule and stated that his interpretation is that the more restrictive of the two setbacks would be required. Mr. Capizzi said with this interpretation, then the second-floor addition which sits atop the existing structure does not meet the 35 feet and would require another variance.

Vice Chair Brenner asked about the trees being planted and if they are on the applicant's property. Mr. Capizzi said that they would be willing to comply regarding the tree placement.

Mr. Chelius asked for clarification on what fence is being proposed. Mr. Gabucci explained that the fence would be six feet in the rear and side yard areas but anywhere that it is in the front yard would drop down to 4 feet. Mr. Chelius confirmed that the fence is 50% open.

Mr. Chelius asked for clarification on the building height. Mr. Gabucci explained that there was a new revision to the plans, which Mr. Chelius said he did not have. Mr. Gabucci stated that the clarification Mr. Chelius is looking for is on the new plan, and Mr. Gabucci said he would submit this plan for review.

Mayor Bernstein asked for clarification on the coverage numbers and whether they had changed from the original submission. Mr. Gabucci clarified all the coverage numbers. Mr. Chelius stated that he agreed with the adjusted numbers.

Mr. Capizzi called his second witness. Michael J. Pessolano was sworn in and had his credentials accepted by the board.

Mr. Pessolano presented a five-page planning exhibit, marked as Exhibit B1, and described the Property and proposed improvements to the Board. He explained that the Property is an undersized corner lot in a neighborhood with varied lot sizes and building styles, creating development challenges and making strict zoning compliance difficult. Acquiring additional land is not feasible due to the surrounding lot configurations. If the Board determines a 35-foot front yard setback from John Street is required (rather than the 20-foot average setback), Mr. Pessolano stated that this constitutes a longstanding condition qualifying for c(1) hardship relief due to the lot's size and the existing dwelling's position. The proposed second-floor addition builds upward rather than outward, minimizing additional impervious coverage. Regarding the side yard setback along Demarest Avenue (where 35 feet is required), the existing one-story garage is set back 12.5 feet, while the proposed rear addition will be 26.67 feet from the street. This, too, reflects a longstanding condition and qualifies for c(1) hardship relief due to the skewed orientation of the house. Adequate yard space remains, and new arborvitae landscaping will screen the addition from neighboring properties. Should a rear yard variance be required for the new deck, it may be justified under c(1) due to the shallow lot depth, or under c(2) since the replacement deck is smaller and well-screened. The Property complies with all height, coverage, and parking requirements. Mr. Pessolano concluded that the proposed improvements will be compatible with neighborhood character, create no substantial detriment, and meet the positive and negative criteria for c(1) or c(2) variance approval, consistent with the Borough's zoning and master plan.

Councilwoman Fox stated that normally the board would ask that the owner of an undersized lot should attempt to buy neighboring property to become conforming. Mr. Pessolano stated that the two neighboring properties have no land capable of selling without rendering themselves nonconforming.

Mayor Bernstein asked a question about the term hardship as used by the planner. Mr. Pessolano explained the required hardship proof as presented. Mayor Bernstein discussed these hardships with Mr. Pessolano. He questioned whether this would be impactful to the neighbors. Mr. Pessolano stated that his opinion is that the design would improve the neighborhood and have little to no negative impact on the neighbors.

Ms. Federico explained to the board the way in which they should be viewing the criteria requirements.

Mr. Capizzi explained to the board the use of the term hardship as used by the Municipal Land Use Law.

Councilwoman Fox motion to open the board to the public for questions and second by Mayor Bernstein.

Timothy Woods, 12 Demarest Avenue, asked Mr. Pessolano to clarify about the metal fence which is different from the rendering. Mr. Pessolano explained that the rendering was made before the applicant decided on an open metal fence, and that the open metal fence is the final proposed.

Diane Rothman asked for clarification on the two-car garage. Mr. Pessolano explained that the garage is not expanding, and they are only filling the space between the house and the garage to increase the garage.

Dominique Cemoustier, 7 Demarest Avenue, asked for additional clarification on the fence being proposed and what will happen to the original fence. Mr. Pessolano explained that the fence would be removed in order to put in the new one.

With no more public wishing to ask questions.

Councilwoman Fox made a motion to close the meeting to the public for questions and second by Mayor Bernstein.

A motion was made to open the meeting to the public for comments by Mayor Bernstein and second by Councilwoman Fox.

With no public seeking to make comments on the application.

A motion was made to close the meeting to public comment by Councilwoman Fox and a second by Mayor Bernstein.

Mr. Capizzi made some brief closing statements.

Mr. Adelman asked if Mr. Capizzi could comment on any tree that would be removed, which would be clearly marked on plans. Mr. Capizzi stated that the applicant will take all necessary measures if tree removal is required, that they would comply with all requirements.

Mayor Bernstein asked about the second-floor addition, and where it faces onto neighboring properties. Mr. Gabucci explained that there are two neighbors and gave the numbers of how close they face the neighbors and they are bedroom windows.

Councilwoman Fox stated that she believes this application complies with the requirements of the C(1) and C(2) and has clear hardships. She explained that the benefits outweigh the detriments and believes that the only detriment is the rear addition, but that this barely affects the neighbors. Councilwoman Fox stated that she does not believe that a variance is needed on John Street, because there was an old case in Demarest about existing nonconforming structures and building on top of them. She stated she sees it as a minor expansion, but a major improvement in the neighborhood.

Mayor Bernstein asked Councilwoman Fox if the court case she referenced is active case law. She stated that she believes it is, and this is always how the board has done things. Ms. Federico stated that she had not heard of this case, but that she could look it up. Mayor Bernstein stated that there are two unanswered questions as to the height and the setback on John Street not meeting the 35 feet requirement. He stated that there was a claimed average without substantiation or evidence.

Councilwoman Fox stated that this could be made a condition that they would need to prove these two points.

Mr. Chelius stated that the board established the two setbacks would follow the more restrictive of the two and so they would need a variance for that setback. Councilwoman Fox disagreed with Mr. Chelius but said it doesn't matter. Vice Chair, Brenner asked why there was a question of the setback on John Street, since it is existing.

Mr. Greco explained that he denied the application because they are expanding the existing nonconformity and that an expansion of an existing nonconformity must meet the code or requires a variance. Councilwoman Fox stated there is a court case that says you can. Mr. Greco stated he has not heard of this court case. Mr. Capizzi stated he has not heard of this court case but that in either event the setback is not being changed under the proposal, and if the board believes that a variance is needed that he would request that the variance be granted.

Mayor Bernstein stated that there was testimony that if the applicant was to build the addition further back to make it conform it would be less appealing for the neighborhood and not in conformity for the look of the neighborhood. Mayor Bernstein asked what the dimensions of the second floor would be if it conformed with the 35 feet setback. Mr. Gabucci explained that the house is very narrow as it is, and to lose six feet on the second floor would lead to an almost unusable second floor, and so they would need to cantilever off the back of the home to make the floor a useable space. This would create a much less visually appealing home for the neighborhood. Ms. Chin stated that doing something like that sounds difficult and not as structurally sound.

Mr. Adelman asked about the wood deck in the back and if there should be any conditions about the deck possibly being changed into a different structure. Ms. Federico explained that if they attempted to change the deck it would require a zoning permit and review by Mr. Greco.

A motion was made to approve the application as presented by Mr. Adelman and seconded by Councilwoman Fox. Councilwoman Fox added that the applicant needs to satisfy the conditions of providing a proper calculation of the height of the roof, and to provide evidence to substantiate the established alternate average setback.

On a roll call, the vote was recorded as follows *n/e = not eligible*

Board Member	Vote	Board Member	Vote	Board Member	Vote
Mr. Adelman	Yes	Mr. Alevrontas:	Absent	Mayor Bernstein:	Yes
Vice Chair Brenner:	Yes	Ms. Chin:	Yes	Ms. DiSclafani:	Yes
Councilwoman Fox:	Yes	Dr. Mamdani:	Absent	Chair Woods:	n/e
Mrs. Hamilton:	Yes				

*Motion passed*

**NEW APPLICATION – JPB-25-007 – 32 BROOKSIDE AVENUE – PATRICK MIN**

Chair Woods took his place on the dais and resumed presiding over the meeting.

Chris Lantelme, Land Surveyor & Engineer with Lantelme, Kurens & Associates, was sworn in and had his credentials confirmed by the board.

Mr. Lantelme explained that he is the engineer for this application, he stated that his only exhibit is a survey with a coverage analysis, which is what he was originally hired for. He stated that both the current homeowner and the original homeowner are present in case the board has questions. Mr. Lantelme explained that through reviewing the original site plan, the home was built around 2008 with permits and a CO. When the property was recently sold, an inspection revealed some unknown coverage issues. Mr. Lantelme stated that the original site plan from 2006 did not include coverage from the driveway when the house was approved.

Councilwoman Fox explained that at that time there was some debate among the board whether pervious pavers counted as coverage, and this caused the board to change the ordinance to reflect improved lot coverage.

Chair Woods stated that he read a letter from the engineer of 2006 which stated these exact questions.

Mr. Lantelme explained that this partially explained why the applicant is so over on coverage. He stated that there were other improvements added after the original building.

Councilwoman Fox asked if the house has been changed since the site plan. Mr. Lantelme stated that the house did not change, but the driveway and patio and exterior structures were altered after.

Chair Woods requested that the applicant return with a site plan showing the approved conditions from the original plan and the existing conditions, so that the board can evaluate what has changed. Ms. Federico requested that these be overlaid with comparative zoning charts. Councilwoman Fox requested the original site plan be submitted as well.

Mayor Bernstein asked if anyone has stated whether the changes after the 2006 site plan had permits. Mr. Lantelme stated that he does not have an As-Built survey from the 2006 approval. Councilwoman Fox stated that it does not matter what was built so much as what was approved to be built so the proposed and approved site plan would be sufficient. She also stated that back in 2006 an as-built survey was not usually required.

Councilwoman Fox suggested that he reach out to the engineer who made the original site plan.

Mayor Bernstein asked for clarification on the retaining wall Mr. Lantelme mentioned. Mr. Lantelme stated that there are a couple of retaining walls, there is one along the front of the property which is on Borough's right-of-way, and another in the back. Mayor Bernstein stated that the wall in the right-of-way may not be a retaining wall so much as a decorative wall, but that the board can't address this as it is town property and would need to be addressed by the council.

Ms. Federico confirmed that the board cannot give a variance for anything on Borough's right-of-way. They could condition the approval on seeking Mayor & Council approval. The applicant would need to remove it or seek approval from the Mayor & Council.

Chair Woods asked for clarification on the rear yard patio. Mr. Lantelme explained that there was a small patio on the original site plan, but it was then expanded and then shrunk, though it is still larger than the original approved.

Councilwoman Fox asked if there are any permits for the improvements after the original. Mr. Greco explained that there are no files in Borough Hall for zoning or construction permits after the original approval.

Mayor Bernstein asked for photographs to be submitted showing all the existing conditions of the overages. Mr. Lantelme agreed.

Councilwoman Fox stated that the front yard setback is over, the rear yard seems to be over but was approved, building and lot coverage is over and needs to be addressed. Chair Woods stated that the current side yard would comply with a rear yard. The board debated over which yard is which.

Mayor Bernstein asked if the board could hear from the homeowners, who could confirm or deny whether permits were pulled for any of these improvements.

Patrick Min, current owner of 32 Brookside Avenue, was sworn in.

Mr. Min stated that he has not pulled any permits with the Borough for any work on his home. Mayor Bernstein asked if the removal of the patio was done by him. Mr. Min explained that it was after he moved in but that it was the prior owner that had the work done.

Mayor Bernstein asked if the board could get a copy of the agreement between prior and current owners.

Dong Lee and Hong Sin, the prior owner of 32 Brookside Avenue and his translator, were sworn in.

Mr. Lee explained to the board that there were no permits pulled for any of the changes made after the home was built. He stated that the home was purchased in 2011. He stated that he never got a permit for any work on the property while he owned it. He stated that he did work on the driveway, the wall and the patio.

The board discussed the various structures of the property with Mr. Lee. Chair Woods confirmed that Mr. Lee added all the retaining walls and the decorative wall in the front. Mayor Bernstein confirmed that there was no consent with the Borough to put the wall in the right-of-way.

Ms. Chin asked if the wall in the front of the property has a function like a retaining wall, or if it is decorative. The applicant stated that it is decorative.

Councilwoman Fox stated that people put structures like this in the borough right-of-way all the time. Councilwoman Fox asked Danielle about this. Ms. Federico stated that if that is the case, that is an enforcement issue and does not mean it is allowed. She re-stated that it would need to be approved by the Mayor & Council.

Councilwoman Fox asked about the sight triangle easement and stated that it was a requirement of the borough.

The board discussed the date of the next hearing, due to a holiday conflict. The board agreed on a change of the meeting date to be on October 15, 2025. They stated that the application would be next heard on October 15, 2025, at 7:30pm with no further notice.

**APPROVAL OF MINUTES**

A motion was made to approve the regular meeting minutes of July 2, 2025, by Ms. Chin and was seconded by Vice Chair Brenner.

On a roll call, the vote was recorded as follows *n/e = not eligible*

Board Member	Vote	Board Member	Vote	Board Member	Vote
Mr. Adelman	Yes	Mr. Alevrontas:	Absent	Mayor Bernstein:	Yes
Vice Chair Brenner:	Yes	Ms. Chin:	Yes	Ms. DiSclafani:	Yes
Councilwoman Fox:	Yes	Dr. Mamdani:	Absent	Chair Woods:	Yes
Mrs. Hamilton:	Yes				

*Motion passed*

A motion was made to approve August 6, 2025, special meeting minutes, by Mayor Bernstein and was seconded Mr. Adelman.

On a roll call, the vote was recorded as follows *n/e = not eligible*

Board Member	Vote	Board Member	Vote	Board Member	Vote
Mr. Adelman	Yes	Mr. Alevrontas:	Absent	Mayor Bernstein:	Yes
Vice Chair Brenner:	Yes	Ms. Chin:	Yes	Ms. DiSclafani:	Yes

Councilwoman Fox:	Yes	Dr. Mamdani:	Absent	Chair Woods:	Yes
Mrs. Hamilton:	n/e				

*Motion passed*

**PUBLIC COMMENT**

There were no public present to make comment.

**ADJOURNMENT**

With no further business presented, a motion to adjourn the meeting was made by: Mayor Bernstein and seconded by Mr. Adelman.

All in Favor – Motion Passed

The meeting was adjourned at 9:36 PM.

Respectfully Submitted,

Michael Greco, Joint Planning Board Secretary

DRAFT