



**Borough of Demarest  
Zoning Board of Adjustment  
Special Meeting  
MINUTES**

**March 25, 2025****7:30 PM****DEMAREST BOROUGH HALL**

The Borough of Demarest Zoning Board of Adjustment held this special meeting on TUESDAY, March 25, 2025, at 6:00 p.m. located at 118 Serpentine Road Demarest, NJ 07627.

**CALL TO ORDER**

Meeting was called to order at 6:00 PM by Chair Woods.

**FLAG SALUTE**

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

**ROLL CALL**

**MEMBERS PRESENT:** Robert Corrado, Michael Feinstein, David McLain, Timothy Woods, Diana Pavlova

**MEMBER(S) ABSENT:** Todd Adelman, Steve Park

**ALSO PRESENT:** Mark Madaio – Attorney, Darlene Green – Planner (via phone), Michael Greco – Secretary

**RESOLUTIONS**

A motion was made to approve Resolution ZB-007-25 to amend resolution ZB-24-006 – 22 Drury Lane, by Mr. Corrado and seconded by Chair Woods.

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

Chair Woods:	Yes	Mr. Corrado:	Yes	Mr. Feinstein:	n/e
Vice Chair McLain:	n/e	Mr. Park:	n/e	Mr. Adelman:	Absent
Ms. Pavlova:	n/e				

*Motion Carries.*

**NEW/CONTINUING APPLICATIONS****ZB-24-007 – 109 Lake Road**

Carmine Alampi. The applicant's attorney presented the application to the board.

Mario Navedo, the applicant's architect, was confirmed to be still sworn in.

Mr. Madaio marked in the new revised plans dated 02/19/2025.

Mr. Navedo described the new plans and explained the new updated Livable Floor Area calculation.

Chair Woods clarified if the existing details were on the original plan, and Mr. Navedo confirmed that it was not.

Vice Chair McLain stated for the record that the second level has four bedrooms, even though one of the bedrooms was listed as an office. Vice Chair McLain also asked about outdoor grill area, and why the applicant was excavating an area just to put a patio above it. Mr. Navedo stated that the applicant is seeking to gain as much space as possible.

Vice Chair McLain asked for clarification on the coverage calculations, and Mr. Navedo stated that the engineer did those calculations.

Chair Woods stated that the applicant is proposing a large variance on livable floor area, but the application has a lot of poorly utilized space, and the livable floor area can be decreased. He asked the architect what efforts they took to get the application as close to the town's requirements as possible.

Mr. Navedo explained their position and why they presented the application as is.

Vice Chair McLain clarified the numbers of the proposed variance request. He expressed concern that the applicant is not taking efforts to save space where they can.

Ms. Green asked the architect about the lot size shown and the livable floor area requested, confirming that the request is for 55.32% livable floor area.

Jonathan Kestenbaum, 109 Lake Road, the applicant was confirmed to be still sworn in by Mr. Madaio.

Mr. Kestenbaum explained the history of the home from when he purchased it. Mr. Kestenbaum explained his needs, and why he is presenting the application the way it is.

Chair Woods explained that even if the lot was conforming, the applications would still be over on coverage.

The board discussed the basement with the basement.

Vice Chair McLain clarified the numbers for the livable floor area. He then asked for an explanation of the topographical nature of the rear yard.

Mr. Kestenbaum explained the rear yard from a grading viewpoint.

Chair Woods reiterated his question about the homeowners' attempt to get closer to the ordinance.

Mr. Kestenbaum explained that he must work from home and so he needs the space for his office, and he needs to expand his son's bedroom. He explained that he needs more closet space.

Paul Ercolano, the applicant's Engineer, was confirmed to be still sworn in by Mr. Madaio.

Mr. Ercolano presented the new plan for the site of the application from plans dated as revised 02/26/2025.

Mr. Corrado suggested that the applicant read the room and go back to the drawing board and come back with a plan that the board can consider.

Mr. Feinstein stated that he would feel better about approving the plan if the applicant could find ways to reduce the request.

Ms. Pavlova confirmed that this is an addition and not a new construction.

Chair Woods stated that the home is already over on coverage and that the home has no existing variances.

Ms. Green concurred that the engineer updated the plans to reflect the issues raised in her review letter.

Vice Chair McLain explained to the board the history of the current coverage limitations in the zoning code.

The board took a 10-minute recess to allow the applicant to discuss with his attorney at 8:27 PM.

Mr. Kestenbaum explained to the board that he would like to go back and discuss his options with his professionals.

The application was carried to the April 15, 2025, regular meeting of the Zoning Board of Adjustment. Mr. Alampi agreed to extend the board’s time to act.

**MINUTES**

A motion was made to approve the February 18, 2025, minutes, by Vice Chair McLain and seconded by Mr. Corrado. On roll call, the vote was recorded as follows: *(n/e = not eligible)*

Chair Woods:	Yes	Mr. Corrado:	Yes	Mr. Feinstein:	n/e
Vice Chair McLain:	Yes	Mr. Park:	Absent	Mr. Adelman:	Absent
Ms. Pavlova:	Yes				

*Motion Carries.*

**PUBLIC COMMENT**

Motion to open to the public for questions was made by Mr. Corrado. The motion was seconded by Vice Chair McLain. All in Favor – Motion Carries

With no public seeking to ask questions, a motion to close the meeting to the public was made by Mr. Corrado. The motion was seconded by Vice Chair McLain.

All in Favor – Motion Carries

**ADJOURNMENT**

With no further business presented, a motion to adjourn the meeting was made by: Mr. Corrado and seconded by Vice Chair McLain.

All in Favor – Motion Carries

The meeting was adjourned at 8:47 PM.

Respectfully Submitted,  
Michael Greco  
Land Use Secretary

