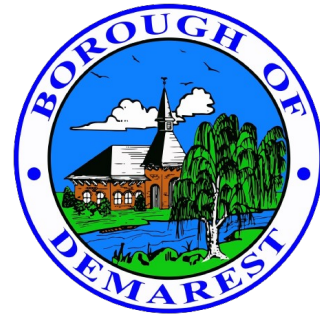


**BOROUGH OF DEMAREST**  
**JOINT PLANNING BOARD**  
**REGULAR MEETING AGENDA**  
**Wednesday, June 3, 2026 @ 7:30 PM**  
**118 Serpentine Road, Demarest, NJ 0762**



**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 inclusion of the date, time and place of this meeting in the annual schedule of meetings. Such schedule of meetings was published as required by law and is posted at Borough Hall, on the Borough website and filed in the office of the Borough Clerk.

**3. FLAG SALUTE**

**4. SWEARING IN OF NEW MEMBERS**

Councilman David Jiang, Class III, Term Expiration 12/31/2026  
 Youngsam Yu, Alternate #1 Term Expiration 12/31/2026

**5. ROLL CALL**

- |   |   |
|---|---|
| <input type="checkbox"/> Mr. Adelman      | <input type="checkbox"/> Mr. Lerner     |
| <input type="checkbox"/> Mayor Bernstein  | <input type="checkbox"/> Dr. Mamdani    |
| <input type="checkbox"/> Ms. Brenner      | <input type="checkbox"/> Chair Woods    |
| <input type="checkbox"/> Vice Chair Chin  | <input type="checkbox"/> Mr. Yu         |
| <input type="checkbox"/> Ms. DiSclafani   | <input type="checkbox"/> Ms. Hamilton   |
| <input type="checkbox"/> Councilman Jiang | <input type="checkbox"/> Mr. Alevrontas |

**6. APPROVAL OF MINUTES**

**December 3, 2025, Regular Meeting Minutes**

BOARD MEMBER	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Ms. Brenner						
Vice Chair Chin						
Ms. DiSclafani						
Dr. Mamdani						
Mr. Alevrontas ( <i>Alt #3</i> )						
Mayor Bernstein						
Chair Woods						

**January 7, 2026, Reorganization Meeting Minutes**

BOARD MEMBER	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Mr. Adelman						
Ms. Brenner						
Vice Chair Chin						
Ms. DiSclafani						
Mr. Lerner						
Dr. Mamdani						
Mr. Jiang ( <i>Alt #1</i> )						
Ms. Hamilton ( <i>Alt #2</i> )						
Mayor Bernstein						
Chair Woods						

**7. NEW BUSINESS**

**Meeting Dates / Meeting Length – Mr. Lerner**

Discussion on the length of meetings and the possible need for moving to two meetings some months, and limiting those meetings to one application.

**8. NEW/CONTINUING APPLICATIONS**

**JPB-A-25-013 – 3 Central Avenue – Appeal**

Seeking an appeal of the Zoning Officer’s decision to grant zoning permit Z-25-0032 for the construction of a single family home at 3 Central Avenue.

APPROVE       DENY       CARRY DATE: \_\_\_\_\_

BOARD MEMBER	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT	N/E
Mr. Adelman							
Ms. Brenner							
Vice Chair Chin							
Ms. DiSclafani							
Councilman Jiang							✓
Mr. Lerner							
Dr. Mamdani							
Mr. Yu ( <i>Alt #1</i> )							
Ms. Hamilton ( <i>Alt #2</i> )							
Mr. Alevrontas ( <i>Alt #3</i> )							
Mayor Bernstein							✓
Chair Woods							

**JPB-26-001 – 8 Ross Avenue – 8 Ross Avenue LLC**

Seeking a Variances to the construction an addition and renovate an existing home.

APPROVE       DENY       CARRY DATE: \_\_\_\_\_

BOARD MEMBER	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT	N/E
Mr. Adelman							
Ms. Brenner							
Vice Chair Chin							
Ms. DiSclafani							
Councilman Jiang							✓
Mr. Lerner							
Dr. Mamdani							
Mr. Yu ( <i>Alt #1</i> )							
Ms. Hamilton ( <i>Alt #2</i> )							
Mr. Alevrontas ( <i>Alt #3</i> )							
Mayor Bernstein							✓
Chair Woods							

**JPB-26-002 – 75 Anderson Avenue – 75 Anderson Ave LLC**

Seeking Variances related to the construction of a new single-family home on an existing non-conforming lot.

APPROVE       DENY       CARRY DATE: \_\_\_\_\_

BOARD MEMBER	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT	N/E
Mr. Adelman							
Ms. Brenner							
Vice Chair Chin							
Ms. DiSclafani							
Councilman Jiang							✓
Mr. Lerner							
Dr. Mamdani							
Mr. Yu ( <i>Alt #1</i> )							
Ms. Hamilton ( <i>Alt #2</i> )							
Mr. Alevrontas ( <i>Alt #3</i> )							
Mayor Bernstein							✓
Chair Woods							

**9. PUBLIC COMMENT PERIOD**

**10. ADJOURNMENT**

***NEXT REGULAR MEETING – WEDNESDAY, JULY 1, 2026***