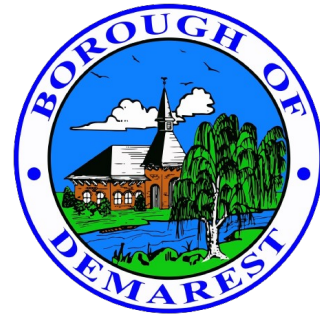


BOROUGH OF DEMAREST
JOINT PLANNING BOARD
REGULAR MEETING AGENDA
Thursday, October 29, 2026 @ 7:30 PM
118 Serpentine Road, Demarest, NJ 0762



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. ROLL CALL

- | | |
|---|---|
| ☐ Mr. Adelman | ☐ Mr. Lerner |
| ☐ Mayor Bernstein | ☐ Dr. Mamdani |
| ☐ Ms. Brenner | ☐ Chair Woods |
| ☐ Vice Chair Chin | ☐ Mr. Yu |
| ☐ Councilman Jiang | ☐ Ms. Pavlova |
| ☐ Ms. Hamilton | ☐ Mr. Alevrontas |

5. RESOLUTION(S)

6. NEW/CONTINUING APPLICATIONS

JPB-26-011 – 11 Lenox Avenue – Gregory & Meredith Conen

Seeking variances to expand their driveway.

☐ **APPROVE** ☐ **DENY** ☐ **CARRY DATE:** _____

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

JPB-26-007 – 15 Brook Way – Jonathan Gal & Stephanie Barnhart

Seeking variances to build a covered patio and hot tub in the rear yard.

☐ **APPROVE** ☐ **DENY** ☐ **CARRY** **DATE:** _____

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

JPB-26-010 – 354 Hardenburgh Ave – Amiad Soto

Seeking variances to build a raised wooden deck, place a hot tub on it and reconfigure their driveway.

☐ **APPROVE** ☐ **DENY** ☐ **CARRY** **DATE:** _____

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

7. **APPROVAL OF MINUTES**
8. **PUBLIC COMMENT PERIOD**
9. **ADJOURNMENT**

NEXT REGULAR MEETING – WEDNESDAY, DECEMBER 2, 2026