

AGENDA
REGULAR MEETING
ZONING BOARD OF ADJUSTMENT
May 18, 2021

The notice requirements of the Open Public Meetings Act of the State of New Jersey have been satisfied by the inclusion of the date, time, and place of this regular meeting in the annual schedule and notice of regular meetings of this Board. Such annual schedule and notice of regular meetings are posted at Borough Hall, were mailed to the Star Ledger and The Record, and have been filed with the Borough Clerk of Demarest on January 28, 2021.

Join Zoom Meeting

<https://us02web.zoom.us/j/7318183076?pwd=cGY3R3JOQnlmSGE1V0pQMkp1NG9RZz09>

Meeting ID: 731 818 3076
Passcode: 271918

1. Roll Call
2. Flag Salute
3. Matters to Address
4. Administrative Matters

BOARD ROLL CALL:	PRESENT	ABSENT
Mr. Woods, Vice-Chair		
Mr. Davis		
Mr. Corrado		
Mr. Morrison		
Mr. Park		
Mr. Press		
Ms. Hayden, Chairwoman		
Alternate #1 Mr. McLain		
Present:		
Marti Francis, Board Secretary		
Mark Madaio, Board Attorney		
Carl O'Brien, Board Engineer		

Variance Application #799-20

Application Submitted: April 30, 2020 (Second Application)
Hearing Date(s): July 21, 2020 – legal notice could not be done in a timely fashion, carry
 August 18, 2020 – Zoom details not included in the legal notice, carry September 15, 2020
 September 15, 2020 – Applicant not prepared.
 October 20, 2020 – 1st application went too long; applicant agreed to adjourn and extend time
 November 17, 2020 – applicant requested adjourn/extend time to next meeting to arrange legal counsel
 January 19, 2021 – applicant requested adjourn/extend time to February meeting due to delay in retaining legal counsel and therefore unable to notice & publish in required time
 February 16, 2021 – new plans and new application submitted.
 April 20, 2021 – application advertised but applicant requested to be carried to May 18, 2021

Mark Goodman

Block 155, Lot 11
 17 Rodney Place
 Lies in C Zone

GENERAL ZONING	REQUIRED	EXISTING	PROPOSED
Min. Front Yard	35 ft	35.2 ft	35.2 ft
Min. Side Yard (lot)	15 ft	15 ft	15 ft
Min. Side Yard (street)	15 ft	15 ft	15 ft
Min. Rear Yard	30 ft	75 ft	50 ft
Max. Improved Lot Coverage*	30%	34%	32.1% (324 s.f. to be removed) *

(*) Variance Required

Motion:

Second:

Roll Call to Approve:	ELIGIBLE TO VOTE	YES	NO	ABSTAIN
Mr. Woods, Vice-Chair	yes			
Mr. Davis	yes			
Mr. Corrado	yes			
Mr. Morrison	yes			
Mr. Park	yes			
Mr. Press	yes			
Ms. Hayden, Chairwoman	yes			
Alternate #1 Mr. McLain	yes			
Alternate #2 Dr. Boxt	yes			

**Davis, Morrison, Park certified they have listened to missed October meeting*

Variance Application 806.20

Relief from N.J.S.A. 40:55D-70 is sought: impervious coverage

40 Lincoln Street

Block 65 Lot 40

Mr. and Mrs. Lavin

Lies in D District

Hearing Dates: March 16 to be rescheduled due to improper notice

GENERAL ZONING	REQUIRED	EXISTING	PROPOSED
Lot Area	10,000 sf	15,000 sf	No Change
Frontage	100 ft	100.00 ft	No Change
Lot Depth	100 ft	150.00 ft	No Change
Min. Front Yard	25 ft	32.5 ft	No Change
Min. Side	10 ft	12.5/17.5 ft	No Change
Min. Rear Yard	30 ft	57.9 ft	No Change
Bldg. Height	30 ft	---	No Change
Building Coverage	20%	3196 sf/21.3%**	No Change
Impervious Coverage*	30%	4870 sf/32.5%	4792 sf/31.9
FAR	30%	---	---

(*) Variance Required

** Existing Non-Conforming

Motion:

Second:

Roll Call to Approve:	YES	NO	ABSTAIN
Mr. Woods, Vice-Chair (recused)			
Mr. Davis			
Mr. Corrado			
Mr. Morrison			
Mr. Park			
Mr. Press			
Ms. Hayden, Chairwoman			
Alternate #1 Mr. McLain			

Memorialization of Resolution to Deny

Sugarman
Block 84.05 Lot 1
1 Irene Court
Relief sought from improved lot coverage and setback requirements

Motion:

Second:

**Only those Board members who voted to deny may vote on the memorializing resolution.*

Roll Call to Approve:	Eligible to Vote*	YES	NO	ABSTAIN
Mr. Woods, Vice-Chair	Yes			
Mr. Davis	Yes			
Mr. Corrado	Yes			
Mr. Morrison	Yes			
Mr. Park	No			
Mr. Press	Yes			
Ms. Hayden, Chairwoman	Yes			
Alternate #1 Mr. McLain	Yes			

Memorialization of Resolution to Deny

Rubin
Block 78 Lot 1
30 Anderson Avenue
Relief sought from fence height requirements

Motion:

Second:

**Only those Board members who voted to deny may vote on the memorializing resolution.*

Roll Call to Approve:	Eligible to Vote*	YES	NO	ABSTAIN
Mr. Woods, Vice-Chair	Yes			
Mr. Davis	No			
Mr. Corrado	No			
Mr. Morrison	Yes			
Mr. Park	No			
Mr. Press	Yes			
Ms. Hayden, Chairwoman	Yes			
Alternate #1 Mr. McLain	No			

Approval of Minutes of April 20, 2021, Meeting

only those present at prior months' meeting are eligible to vote – all were present except Mr. Park

Roll Call to Approve:	YES	NO
Mr. Woods, Vice-Chair		
Mr. Davis		
Mr. Corrado		
Mr. Morrison		
Mr. Park		
Mr. Press		
Ms. Hayden, Chairwoman		
Alternate #1 Mr. McLain		

Motion:

Second:

Motion to Close the Meeting:

Motion:

Second:

Roll Call to Approve:	YES	NO
Mr. Woods, Vice-Chair		
Mr. Davis		
Mr. Corrado		
Mr. Morrison		
Mr. Park		
Mr. Press		
Ms. Hayden, Chairwoman		
Alternate #1 Mr. McLain		

Next Meeting June 15, 2021, at 7:30 p.m. via Zoom conference