

AGENDA
REGULAR MEETING
ZONING BOARD OF ADJUSTMENT

July 20, 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. Swear in new member, Todd Adelman
4. Matters to Address
5. 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		
Alternate #2 Mr. Adelman		
Present:		
Marti Francis, Board Secretary		
Mark Madaio, Board Attorney		
Craig Zimmermann, Board Engineer		

Variance Application 806.20 APPLICANT REQUESTS TO BE CARRIED TO 8/17 meeting

Relief sought: N.J.S.A. §40:55D-70(C) - §175-27 for Improved lot coverage

40 Lincoln Street

Block 65 Lot 40

Mr. and Mrs. Lavin

Lies in D District

Hearing Dates: March 16 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			

Variance Application 812.21

Relief sought: N.J.S.A. §40:55D-70(C) & (D) §175-27 for floor area, building coverage, improved lot coverage
 28 Wellwood Road
 Block 82.01 Lot 3
 Shiraz Hussain
 Lies in D District

GENERAL ZONING	REQUIRED	EXISTING	PROPOSED
Lot Area	10,000 sf	8,799.90 sf	No Change
Frontage	100 ft	80.00 ft	No Change
Lot Depth	100 ft	110 ft	No Change
Min. Front Yard (Avg.)	26.6 ft	30.87 ft	29.87 ft
Min. Side	10 ft	10 ft	No Change
Min. Rear Yard	30 ft	38 ft	33.09 ft
Bldg. Height	30 ft	23.03 ft	25.75 ft
Max. Livable Floor Area(FAR)	30%	24.18%	35.78%*
Building Coverage	20%	19.73%	23.07%*
Improved Coverage*	30%	32.47%	38.98%*
Max Bldg. and Driveway	25%	26.99%	33.50%*

(*) Variance Required

Motion:
 Second:

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

Variance Application 809.21

Relief sought: N.J.S.A. §40:55D-70(C) - §175-27 Improved lot coverage

14 Eric Place

Block 144 Lot 4

Stuart & Jaime Entner

Lies in C District

GENERAL ZONING	REQUIRED	EXISTING	PROPOSED
Lot Area	15,000 sf	14,953.80 sf	No Change
Frontage	100 ft	100.00 ft	No Change
Lot Depth	100 ft	149.55 ft	No Change
Min. Front Yard	35 ft	33.29 ft	No Change
Min. Side	15 ft	14.80 ft	No Change
Min. Rear Yard	30 ft	44.12 ft	No Change
Bldg. Height	30 ft	≤ 30 ft	No Change
Building Coverage	20%	19.57%	No Change
Impervious Coverage	30%	41.42*	No Change
FAR	30%	±30%	No Change

(*) Variance Required

Motion:

Second:

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

Variance Application 814.21

Applicant Name: Rubin

Relief sought: N.J.S.A. §40:55D-70(C) - §175-24C Fences required is 50% solid and 4 feet tall.

Proposed is 78.25” at peak height.

Block 78 Lot 1

Address 30 Anderson Avenue

Lies in A District

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

ADMINISTRATIVE MATTERS:

**Review of updated limiting schedule document
eCode 360 update**

Memorialization of Resolution to Approve

Sugarman

Block 84.05 Lot 1

1 Irene Court

Relief needed for pool in “front yard”

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	No			
Mr. Davis	Yes			
Mr. Corrado	Yes			
Mr. Morrison	No			
Mr. Park	Yes			
Mr. Press	Yes			
Ms. Hayden, Chairwoman	Yes			
Alternate #1 Mr. McLain	No			

Approval of Minutes of June 15, 2021, Meeting

only those present at prior months' meeting are eligible to vote (Mr. Davis, Mr. Corrado, Mr. Park, Mr. Press, and Ms. Hayden)

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		
Alternate #2 Mr. Adelman		

Next Meeting August 17, 2021, at 7:30 p.m. via Zoom conference