

AGENDA
REGULAR MEETING
ZONING BOARD OF ADJUSTMENT
September 21, 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		
Alternate #2 Mr. Adelman		
Present:		
Marti Francis, Board Secretary		
Mark Madaio, Board Attorney		
Craig Zimmermann, Board Engineer		

Variance Application 816.21

Relief sought: N.J.S.A. 40:55d-70 of Chapter 175 for side-yard setback
 159 Donnybrook Drive
 Block 87.03 Lot 5
 Joshua Rubach
 Lies in B District

GENERAL ZONING	REQUIRED	EXISTING	PROPOSED
Lot Area	22,500 sf	24,504.19 sf	No Change
Frontage (Donnybrook)	150 ft	154.47 ft	No Change
Frontage (Prospect)	150 ft	145.59 ft ENC	No Change
Lot Depth	150 ft	143.22 ft ENC	No Change
Min. Front Yard	Existing	46.83 ft	No Change
Min. Side Yard (Lot)	20 ft	20 ft	No Change
Min. Side Yard (Street)	50 ft	48.20 ft ENC	No Change
Min. Rear Yard	40 ft	31.20 ft ENC	No Change
Building Coverage	15%	12.92%	No Change
Improved Coverage	30%	24.64%	28.81%
Wall Height	2 ft	NA	2.00 ft
Min Pool Side Yard	20 ft	NA	11 ft*
Min Pool Rear Yard	10 ft	NA	10 ft

ENC – existing non-conforming condition

*Variance needed

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 817.21

Relief sought N.J.S.A. 40:55d-70 of chapter 175 for building coverage and impervious coverage
 38 Rodney Place
 Block 68 Lot 119
 Joshua Jagid
 Lies in D District

GENERAL ZONING	REQUIRED	EXISTING	PROPOSED
Lot Area	10,000 sf	17,128 sf	No Change
Frontage	100 ft	115.71	No Change
Lot Depth	100 ft	145 ft	No Change
Min. Front Yard (Rodney)	25 ft	40.30 ft	No Change
Min Front Yard (Demarest)	25 ft	28 ft	No Change
Min. Side	10 ft	22 ft	No Change
Min. Rear Yard	30 ft	44.2 ft	No Change
Bldg. Height	30 ft	≤30	≤30
Max. Livable Floor Area (FAR)	30%	Approx. 30	Approx. 30
Accessory Structure: rear setback	10%		16.43%
Building Coverage	20%	20.27%	20.27 *
Improved Lot Coverage (principal residence, vehicle access and parking)	4,282 sq ft (25%)		4,975.3 (29.05%) *
Total Improved Lot Coverage	5,138.4 sq ft (30%)	6,049.7 sq ft (35.32%)	6,049.7 sq ft (35.32%) *

*Variance needed

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 812.21

History: Heard at 7/20 hearing and requested to be carried until September 21 to create new plans.
 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 ENC	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	34.50 ft
Bldg. Height	30 ft	23.03 ft	25.33 ft
Max. Livable Floor Area (FAR)	30%	24.18%	34.09%*
Building Coverage	20%	19.73%	22.39%*
Improved Lot Coverage (Max. % for principal residence, vehicle access and parking)	25%	26.99%	26.65%*
Total Improved Coverage	30%	32.47%	32.06%*

ENC – existing non-conforming condition

*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			

Approval of Minutes of August 17, 2021, Meeting

only those present at prior months' meeting are eligible to vote (All but Mr. Woods)

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 October 19, 2021, at 7:30 p.m. via Zoom conference