

AGENDA
REGULAR MEETING
ZONING BOARD OF ADJUSTMENT
MARCH 16, 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 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

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 808.20

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

218 County Road

Block 154 Lot 1.01

Steven Glassman

Lies in B District

GENERAL ZONING	REQUIRED	EXISTING	PROPOSED
Lot Area	22,500 sf	24,180 sf	No Change
Frontage	150 ft	150.03 ft	No Change
Lot Depth	150 ft	161.17 ft	No Change
Min. Rear Yard	150 ft	150.03 ft	No Change
Min. Rear yard (pool)	10 ft	N/A	14.50 ft
Min. Side yard (pool)	20 ft	N/A	44.83 ft
Building Coverage	15%	14.21%	No Change
Impervious Coverage*	30%	27.24%	34.43%

(*) 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			

Variance Application 809.21

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	EN -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	EN -No Change
Min. Side	15 ft	14.80 ft	EN -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
 EN = existing non-conforming

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			

**Approval of Varughese Resolution
Variance Application 807.20**

Variance relief from ordinance 175-19 B. (7) is sought, pool located in front yard.
Block 46 Lot 681
Address 18 Christie
Lies in D District

Motion:
Second:

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	Yes			
Mr. Press	Yes			
Ms. Hayden, Chairwoman	Yes			
Alternate #1 Mr. McLain	Yes			

***only those Board members who voted affirmatively may vote on the memorializing resolution.**

**Approval of Schweid Resolution
Variance Application # 804.20**

Block 84.07 Lot 10
Address 32 Pine Hill Road
Lies in BB

Motion:
Second:

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

***only those Board members who voted affirmatively may vote on the memorializing resolution.**

Approval of Minutes of February 16, 2021, Meeting

only those present at prior months' meeting are eligible to vote – all were present or listened to tape

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		

Meeting time will be changed to 7:30 as of April

Next Meeting April 20, 2021, at 7:30 p.m. via Zoom conference