

AGENDA
REGULAR MEETING
ZONING BOARD OF ADJUSTMENT

April 20, 2021 7:30 pm

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 7, 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		
Also Present:		
Marti Francis, Board Secretary		
Mark Madaio, Board Attorney		
Craig Zimmerman, Board Engineer		

Variance Application #799-20 (to be carried to May 18, 2021, meeting)

Mark Goodman

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

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 adjourned to next meeting to arrange legal representation
January 19, 2021 – application heard and then carried to April 20, 2021
April 20, 2021 – Applicant’s attorney requested that the matter be carried to the May 18, 2021 meeting and granted extensions for decisions until the end of May 2021.

Variance Application # 803.20

Application Submitted:9/23/20

Hearing Date(s): 1/19/2021—application heard and then carried to March 16 and then April 20, 2021, meetings.

Applicant Name: Sugarman

Block 84.05 Lot 1
Address 1 Irene Court
Lies in D District: BB

GENERAL ZONING	REQUIRED	EXISTING	PROPOSED
Lot Area	30,000 sf.	24,958 sf	24,958 sf - ENC
Frontage	150 ft	459.38 ft	459.38 ft
Lot Depth	150 ft	155.18 ft	155.18 ft
Min. Front Yard (Irene)	50 ft	50 ft	No Change
Min. Front Yard (Lake)	50 ft	50.8 ft	No Change
Min. Front /Rear Yard (Pine)	50 ft	50.8 ft	No Change
Min Side Yard (street)	25 ft	27.5 ft	No Change
Impervious Coverage	30%	28.6%	32.9%*
Building Coverage	15%	14.6%	14.8%

(* Variance Required
ENC – existing non-conformance

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			

**Must have been present at the previous hearing of this applicant (January) or listened to meeting recording to be eligible to vote*

Variance Application 810.21

Applicant Name: Rubin

Block 78 Lot 1

Address 30 Anderson Avenue

Lies in A District

Relief from Fences 175-24 C is sought. Required is 50% solid and 4 feet tall. Proposed is 6'-6" 2'-6" variance required.

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 Glassman Resolution
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
Lies in B District

Motion:

Second:

**Only those Board members who voted affirmatively 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			

Approval of the Amended Resolution

Mark Arzoomanian
Block 156, Lot 7
15 Rodney Place, Lies in C Zone

Motion:

Second:

Roll Call to Approve:	Eligible to vote *	YES	NO
Mr. Woods, Vice-Chair	Yes		
Mr. Davis (could not vote on motion)	No		
Mr. Corrado (voted no on the motion)	No		
Mr. Morrison (could not vote on motion)	No		
Mr. Park (could not vote on motion)	No		
Mr. Press (abstained)	No		
Ms. Hayden, Chairwoman	Yes		
Alternate #1, Dr. Bext (voted no on the motion)	No		
Alternate #2, Mr. McLain	Yes		

**must have voted affirmatively on the motion to approve resolution*

Approval of Minutes from March 16, 2021

**only those present at prior months' meeting are eligible to vote*

Motion:

Second:

Roll Call to Approve:	Eligible to Vote*	YES	NO
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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			

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 May 18, 2021, at 7:30 p.m.