

AGENDA
REGULAR MEETING
ZONING BOARD OF ADJUSTMENT

October 19, 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		
Colliers, Board Engineer		

Variance Application 806.20 APPLICANT REQUESTS TO BE CARRIED TO 12/21 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; applicant has requested carrying to August and then October and December meetings.

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			
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 APPLICANT REQUESTS TO BE CARRIED TO 12/21 meeting

Relief sought: N.J.S.A. §40:55D-70(C) §175-27 Improved lot coverage & §175-19(B)(7) accessory structures (wall) and pool in a side yard

151 County Road
 Block 144 Lot 1
 Thomas Van De Ven
 Lies in C District

History: 8/17 hearing, requested carried to 10/19, then 12/21 to finetune the application.

GENERAL ZONING	REQUIRED	EXISTING	PROPOSED
Lot Area	15,000 sf	16,798 sf	No Change
Principal Building Height	30 ft	31.5 ft	No Change (ENC)
Frontage	100 ft	259.69 ft	No Change
Lot Depth (County)	100 ft	104.57 ft	No Change
Lot Depth (Eric)	100 ft	154.98 ft	No Change
Min. Front Yard	35 ft	39.8 ft	No Change
Min. Side (northwest/Eric)	35 ft	31.1 ft	No Change (ENC)
Min. Side (southeast/Lot 7)	15 ft	52.4 ft	No Change
Min. Rear Yard (southwest/lot 2)	30 ft	28.4 ft	No Change (ENC)
ACCESSORY STRUCTURE:			
Height	12 ft	9 ft	11.9 ft
Side yard (SE/lot 7)	15 ft	1.5 ft	18.9 ft
Rear yard (SW/Lot 2)	10 ft	-0.5 ft	10.9 ft.
Building Coverage	20%	19.35%	15.56
Improved Coverage: principal residence, vehicle access & parking	25% /4200 sf.		16.56%/2781 sf.
Total Improved Coverage	30%/5093 sf.	32.37%/5437 sf.	35.96%/6041 sf.*
Retaining wall	2 ft.	N/A	3 ft.*
POOL:			
Distance to building			15.9
Side yard left (SE/Lot 7)	15 ft	-	18.1 ft
Rear yard (SW/lot 2)	10 ft	-	22.9 ft
Location	Rear yard	Side yard	Variance *

(*) Variance Required

Motion:
 Second:

Roll Call to Approve:	Eligible To Vote	YES	NO	ABSTAIN
Mr. Woods, Vice-Chair	No absent 8/17			
Mr. Davis				
Mr. Corrado				
Mr. Morrison				
Mr. Park				
Mr. Press				
Ms. Hayden, Chairwoman				
Alternate #1 Mr. McLain				
Alternate #2 Mr. Adelman				

Variance application 820.21

Relief sought for building coverage §175-16; §175-19(B)(6)(7) accessory structure/pool in front yard, retaining wall height

605 Piermont Road
 Block 76 Lots 4.02 & 4.03
 Jason and Rachael Liberman
 Lies in B district

GENERAL ZONING	REQUIRED	EXISTING	PROPOSED
Lot Area	22,500 sf	22,830 sf	No Change
Frontage	150 ft	120.00 ft	No Change (ENC)
Lot Depth	150 ft	191.78 ft	No Change
Min. Front Yard	50 ft	74.1 ft	68.2 ft
Min. Side	20 ft	20 ft	No Change
Side Yard Both	40 ft	68.6 ft	40.5 ft
Min. Rear Yard	40 ft	54.3ft	No Change
Bldg. Height	30 ft	29.5 ft	No Change
Building Coverage	15%	3258 sf/14.3%	3680 sf/16.1%*
Improved Coverage	30%	6434 sf/28.2%	6638 sf/29.1%
FAR	22.5%	3761 sf/16.5%	5136 sf/22.5%
Retaining wall "front" yard setback	50 ft.	N/A	10 ft.*
Pool /accessory structure in "front" yard & set back	50 ft/	N/A	21 ft.*

(*) Variance Required

ENC: 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			
Alternate #2 Mr. Adelman			

Variance application 813.21

Relief sought: N.J.S.A. §40:55D-70 §175-19(B)(6)(7) accessory structures / pool in front yard & §175-24(C) Fence

10 Carol Court
 Block 84.06 Lot 5
 Andrew Glaser
 Lies in BB District

Hearing Dates: 8/17 and then carried to 10/19 to allow the applicant to finetune the application.

GENERAL ZONING	REQUIRED	EXISTING	PROPOSED
Lot Area	30,000 sf	25,982.73 sf	No Change (ENC)
Frontage	150 ft	145.57 ft	No Change (ENC)
Lot Depth	150 ft	172.83 ft	No Change
Min. Front Yard (Carol)	50 ft	55.31 ft	No Change
Min. Front Yard (Pine)	50 ft	52.81 ft	No Change
Min. Side	25 ft	25.50 ft	No Change
Min. Rear Yard	50 ft	52.50 ft	No Change
Bldg. Height	30 ft	24.10 ft	No Change
Max. Livable Floor Area (FAR)	22.5%	19.95%	No Change
Building Coverage	15%	14.92%	No Change
Total Improved Coverage	30%	25.94%	29.96%
Max for principal residence, vehicle access & parking	25%	22.89%	No Change
POOL: Min. pool front yard Min. pool side yard	50 ft. 25 ft.		25 ft.* 25 ft.
FENCE IN FRONT YARD: (Pine Terrace): Height % Open	4 ft. 50%		5 ft or 6 ft.* 0 %*

(*) Variance Required

(**) fence height is indicated as 5ft and 6 ft. on separate sheets – 5 ft was agreed at previous hearing to comply with Williams Law and be consistent with neighboring fence

ENC – existing non-conforming condition

Motion:
Second:

Roll Call to Approve:	Eligible to Vote	YES	NO	ABSTAIN
Mr. Woods, Vice-Chair	No absent 8/17			
Mr. Davis	Yes			
Mr. Corrado	Yes			
Mr. Morrison	Yes			
Mr. Park	Yes			
Mr. Press	Yes			
Ms. Hayden, Chairwoman	Yes			
Alternate #1 Mr. McLain				
Alternate #2 Mr. Adelman				

Memorialization of Resolution to Approve

History: Heard at 7/20 hearing, requested carried to 9/21 hearing

Relief sought: N.J.S.A. §40:55D-70(C) & (D) §175-27 for floor area, building coverage, improved lot coverage

Hussain
Block 82.01 Lot 3
28 Wellwood
Relief needed for improved lot coverage and FAR

Motion:
Second:

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

Roll Call to Approve:	Eligible to Vote	YES	NO	ABSTAIN
Mr. Woods, Vice-Chair	Yes			
Mr. Davis	No absent 7/20 hearing			x
Mr. Corrado	Yes			
Mr. Morrison	Yes			
Mr. Park	Yes			
Mr. Press	Yes			
Ms. Hayden, Chairwoman	Yes			
Alternate #1 Mr. McLain	No absent 9/21			
Alternate #2 Mr. Adelman	No -recused			

Approval of Meeting Dates for 2022

January 18
February 15
March 15
April 19
May 17
June 21

July 19
Aug 16
September 20
October 18
November 15
December 20

Approval of Minutes of September 21, 2021, Meeting

only those present at prior months' meeting are eligible to vote (Mr. Woods, Mr. Davis, Mr. Corrado, Mr. Morrison, Mr. Park, Mr. Press, Mr. Adelman, 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		
Alternate #2 Mr. Adelman		

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 November 16, 2021, at 7:30 p.m. via Zoom conference