

**MINUTES**  
**REGULAR MEETING**  
**ZONING BOARD OF ADJUSTMENT**  
**MARCH 16, 2021**

Chairwoman Hayden opened the meeting at 8:00 pm with the following announcement: 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

<b>BOARD ROLL CALL:</b>	<b>PRESENT</b>	<b>ABSENT</b>
Mr. Woods, Vice-Chair	X	
Mr. Davis	X	
Mr. Corrado	X	
Mr. Morrison	x	
Mr. Park		x
Mr. Press	X	
Ms. Hayden, Chairwoman	X	
Alternate #1 Mr. McLain	X	
<b>Present:</b>		
Marti Francis, Board Secretary	X	
Mark Madaio, Board Attorney	X	
Craig Zimmerman, Board Engineer	X	

**Variance Application 806.20 (not heard for reason below)**

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.** The Board will advise the applicant in early April as to whether the application will be heard in April or May. May is anticipated.

<b>GENERAL ZONING</b>	<b>REQUIRED</b>	<b>EXISTING</b>	<b>PROPOSED</b>
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

**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: Mr. Morrison moved to approve as modified.

Second: Mr. Corrado

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

Mr. Capizzi represents the applicant and explained that this application was approved in 2014. The coverage is still 4.43%, and no elements have changed. Mike Hubschman (engineer for the applicant) was sworn in. The plans were marked A-1. Mr. Hubschman testified that the plans have not changed but that coverage has now changed from impervious to improved. He stated that the neighboring houses are quite far away. The drainage is to the yard and County Road. The proposed pool is 20 x 40. 1 tree came down and so is not on the new plans. The house is set back 60 feet. There is no on-street parking, and the driveway is long to compensate for the hardship created by no on street parking. Purposes i (design to benefit the visual environment) and c (adequate light, air, and open space) are promoted by this application. 4 catch basins will ensure there is no added runoff. Chairwoman Hayden pointed out that a 7% difference is being requested and that the pool and patio are rather large. Mr. Hubschman stated that the applicant is willing to remove the existing brick walkway, wall, and proposed steppingstones. This would remove 597 square feet of improved

coverage, bringing such coverage down to 7728 square feet and an overage of 31.96%. After a sidebar with Mr. Capizzi and the applicant. Mr. Hubschman stated that the applicant would reduce the pool to 18 x 38 and the patio to 12 x 21 (a 298-sf reduction). The improved coverage would therefore be 30.7% (7430 sf total—176 feet over). The lighting would be low, and nothing would be affixed to the building. Mr. Morrison opened the meeting to the public, second Mr. Corrado. All in favor. Carried. Mr. Corrado moved to close the meeting to the public, second Mr. Morrison. All in favor. Carried.

Motion to approve Mr. Morrison moved to approve as modified  
 Second: Mr. Corrado

**Variance Application 809.21**

14 Eric Place  
 Block 144 Lot 4  
 Stuart & Jaime Entner  
 Lies in C District

Carried to a future meeting to allow for the gathering of further information.  
 An as-built survey will be requested. The applicant will renotece.

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

**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: Mr. Press  
 Second: Mr. McLain

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

**\*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: Mr. McLain  
Second: Mr. Corrado

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

**\*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*

<b>Roll Call to Approve:</b>	<b>YES</b>	<b>NO</b>
Mr. Woods, Vice-Chair	X	
Mr. Davis		Absent
Mr. Corrado	X	
Mr. Morrison	X	
Mr. Park		Absent
Mr. Press	X	
Ms. Hayden, Chairwoman	X	
Alternate #1 Mr. McLain	X	

Motion: Mr. Morrison  
Second: Mr. McLain

**Motion to Close the Meeting:**

Motion: Mr. Morrison

Second: Mr. Corrado

<b>Roll Call to Approve:</b>	<b>YES</b>	<b>NO</b>
Mr. Woods, Vice-Chair	X	
Mr. Davis	X	
Mr. Corrado	X	
Mr. Morrison	X	
Mr. Park		Absent
Mr. Press	X	
Ms. Hayden, Chairwoman	X	
Alternate #1 Mr. McLain	X	

Meeting adjourned at 9:19 pm.

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

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

Respectfully submitted,

Marti Francis

Zoning Board Secretary