

# ZONING BOARD OF ADJUSTMENT – BOROUGH OF DEMAREST

## AGENDA

### REGULAR MEETING – January 17, 2023

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 December 13, 2022.

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. Nominating Committee Report:
  - Swear in reappointed and new members
  - Annual Appointments: Chair, Vice Chair, Attorney, Engineer, Secretary
4. Matters to Address
5. Administrative Matters
6. Other Business

<b>BOARD ROLL CALL:</b>	<b>PRESENT</b>	<b>ABSENT</b>
Mr. Woods, Vice-Chair		
Mr. Davis		
Mr. Corrado		
Mr. McLain		
Mr. Park		
Mr. Press		
Ms. Hayden, Chair		
Alternate #1 Mr. Adelman		
Alternate # 2 Mr. Nadel		
<b>Present:</b>		
Board Secretary, Teresa Ferrentino		
Mark Madaio, Board Attorney		
Colliers, Board Engineer -Zimmerman/Chelius		

**Vote on Annual Appointments, Officers and Professionals:** Chair, Vice Chair, Attorney, Engineer, Secretary

<b>ROLL CALL:</b>	<b>PRESENT</b>	<b>ABSENT</b>
Mr. Woods, Vice-Chair		
Mr. Davis		
Mr. Corrado		
Mr. McLain		
Mr. Park		
Mr. Press		
Ms. Hayden, Chair		

**Approval of December 20, 2022, Meeting Minutes**

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

Motion:

Second:

<b>ROLL CALL TO APPROVE:</b>	<b>Eligible to Vote*</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>
Mr. Woods, Vice-Chair				
Mr. Davis	No			
Mr. Corrado	No			
Mr. McLain				
Mr. Park				
Mr. Press				
Ms. Hayden, Chair				
Alternate #1 Mr. Adelman				
Alternate #2 Mr. Nadel	No			

**Memorialization of Resolution to Deny**

**Variance Application #826-23**

**Applicant Name: 6 Van Horn LLC 25 Fairview Ave, Closter, NJ**

Address 6 Van Horn

Block #4, Lot # 3

Zone D

**Relief Sought:** N.J.S.A. §40:55D-70(c) and Chapter 175 limiting schedule §175-16 front & rear yard setback and §175-19(A)(3) & (B)(5) accessory structures (patio, retaining wall) in side yard & front yard

Motion:

Second:

*\*Only those Board members who voted to deny may vote to memorialize the resolution.*

<b>ROLL CALL TO APPROVE/DENY:</b>	<b>Eligible to Vote*</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>
Mr. Woods, Vice-Chair				
Mr. Davis	No			
Mr. Corrado	No			
Mr. McLain	No			
Mr. Park	No			
Mr. Press				
Ms. Hayden, Chairwoman				
Alternate #1 Mr. Adelman				
Alternate #2 Mr. Nadel	No			

**Motion to Close the Meeting:**

Motion:

Second:

<b>Roll Call to Approve:</b>	<b>YES</b>	<b>NO</b>
Mr. Woods, Vice-Chair		
Mr. Davis		
Mr. Corrado		
Mr. McLain		
Mr. Park		
Mr. Press		
Ms. Hayden, Chair		
Alternate #1 Mr. Adelman		
Alternate #2 Mr. Nadel		

***Next Meeting February 21, 2023, at 7:30 p.m. via Zoom conference***