

ZONING BOARD OF ADJUSTMENT – BOROUGH OF DEMAREST

**AGENDA
REGULAR MEETING – April 18, 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 January 28, 2022.

1. Roll Call
2. Flag Salute
3. Oath of Office - Alternate #2 – Mr. Nadel
4. Matters to Address
5. Administrative Matters
6. Other Business

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

Variance Application #ZB23-001

Applicant Name: Funda Tezol

Address 36 Maple

Block #55, x Lot # 10

Zone D

Application submitted: December 30, 2022

Hearing History: March 21, 2023, April 18, 2023

Relief Sought: N.J.S.A. §40:55D-70(c) and Chapter §175-16 Limited Schedule (setbacks & building coverage), §175-27 improved lot coverage

GENERAL ZONING ZONE D	REQUIRED/ALLOWED	EXISTING	PROPOSED
Lot Area	10,000 sf.	10,000 sf.	10,000 sf.
Lot Depth	100 ft.	100 ft.	100 ft.
Frontage	100 ft.	100 ft.	100 ft.
Min. Front Yard (Maple Street)	25 ft.	25 ft.	25 ft.
Min. Front Yard (Evergreen Street)	25 ft.	9.8 ft.	9.8 ft. ENC
Min Side Yard (Lot)	10 ft.	21.6 ft.	21.6 ft.
Min. Rear Yard*	30 ft.	34.8 ft.	26.83 ft.
Max. Building Coverage*	20%/2000 sf.	23.58%	25.68%/ 2568 sf.
Expanded ENC- structure in front yard (Evergreen Street)*	25 ft.	25 ft.	22 ft.
Bldg. Height	30 ft.	12.5 ft.	12.5 ft.
Max. Livable Floor Area (FAR)	30%	18.30%	18.30%
Accessory Structure in Front Yard*	No allowed		
Max % Improved coverage:* <small>principal residence, vehicle access, parking</small>	25%/2500 sf.	27.42%	29.1%/2901 sf.
Total % Improved Lot Coverage*	30%/3000 sf.	33.08%	33.86%/3386 sf.

***VARIANCE NEEDED**

Motion:

Second:

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

**** pending missed meeting certification**

ROLL CALL TO APPROVE:	Eligible to Vote*	YES	NO	ABSTAIN
Mr. Woods, Vice-Chair	Yes			
Mr. Davis**	No			
Mr. Corrado	Yes			
Mr. McLain	Yes			
Mr. Park**	No			
Mr. Adelman	Yes			
Ms. Hayden, Chair	Yes			

Alternate #1	--			
Alternate #2 Mr. Nadel**	No			

**Memorialization of Resolution:
Variance Application #ZB23-003**

Applicant Name: Seth & Lauren Nulman

Address: 9 Donnybrook Drive

Block #87.02, Lot 2

Zone B

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

Motion:

Second:

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

Memorialization of Resolution:

Variance Application #ZB23-002

Applicant Name: 6 Van Horn, LLC

Address: 6 Van Horn

Block #4, Lot 3

Zone D

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

Motion:

Second:

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

Approval of Minutes of March 21, 2023, Meeting

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

Motion:

Second:

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

Other Business: N/A

Motion to Close the Meeting:

Motion:

Second:

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

Next Meeting May 16, 2023, at 7:30 p.m. at Borough Hall