

**ZONING BOARD OF ADJUSTMENT – BOROUGH OF DEMAREST**

**AGENDA**

**REGULAR MEETING – June 20, 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, 2023.

1. Roll Call
2. Flag Salute
3. Matters to Address
4. Administrative Matters
5. 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. Adelman		
Ms. Hayden, Chair		
Alternate #1		
Alternate # 2		
<b>Present:</b>		
Acting Secretary, J. Falkenstern		
Mark Madaio, Board Attorney		
Colliers, Board Engineer -Zimmerman/Chelius		

**Variance Application #ZB23-004**

**Applicant Name:** Tom and Barbara Sheleg

Address: 77 Pine Terrace

Block #84.04, x Lot # 10

Zone BB

**Application submitted:**

**Hearing Date(s):** June 20, 2023

**Relief Sought:** N.J.S.A. §40:55D-70(c) and Chapter 175§ for front yard setback

<b>GENERAL ZONING Zone BB</b>	<b>REQUIRED/ALLOWED</b>	<b>EXISTING</b>	<b>PROPOSED</b>
Lot Area	30,000 sq. ft.	32,491 sq. ft.	No Change
Frontage	150 ft.	150 ft.	No Change
Lot Depth	150 ft.	174.80 ft.	No Change
<b>Min. Front Yard *</b>	50 ft.	41.25 ft.	<b>VARIANCE REQUIRED</b>
Min Side Yard	25 ft.	37 ft.	No Change
Min Side Yard	25 ft.	37.5 ft.	No Change
Min. Rear Yard	50 ft.	100 ft.	No Change
Bldg. Height	30 ft.	26.1	No Change
Max. Livable Floor Area (FAR)	22.5%	10.9%	13.6%
Building Coverage	15%	8.09%	9%
Maximum % Improved coverage: principal residence, vehicle access, parking	25%	14.76% 4798 sq. ft.	14.76%
			4798 sq. ft.
Total Improved Lot Coverage	30% 9,747.3 sq. ft.	24.8% 8,068 sq. ft.	26.3% 8,543 sq. ft.

\*VARIANCE NEEDED

**Motion:**

**Second:**

<b>ROLL CALL:</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>
Mr. Woods, Vice-Chair			
Mr. Davis			
Mr. Corrado			
Mr. McLain			
Mr. Park			
Mr. Adelman			
Ms. Hayden, Chair			
Alternate #1			
Alternate #2			

**Approval of Minutes – N/A**

**Other Business:**

**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. Adelman		
Ms. Hayden, Chair		
Alternate #1		
Alternate #2		

***Next Meeting July 18, 2023, at 7:30 p.m. at Borough Hall***