

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

**AGENDA**

**REGULAR MEETING – October 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 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 Mr. Hirsh		
Alternate # 2 Ms. Pavlova		
<b>Present:</b>		
Acting Board Secretary – Julie Falkenstern		
Board Attorney - Mark Madaio		
Board Engineer - Colliers -Zimmerman/Chelius		

**Variance Application #ZB23-005**

**Applicant Name: Jonathan Beer**

Address 15 Arthur Court

Block #76, x Lot # 2.07

Zone R-BB

**Application submitted:** September 14, 2023

**Hearing Date(s):** October 17, 2023

**Relief Sought:** N.J.S.A. §40:55D-70(c) and Chapter §175-19 A(1)(d) and B(7)  
impervious surface and accessory structure in front yard

<b>GENERAL ZONING ZONE - BB</b>	<b>REQUIRED/ ALLOWED</b>	<b>EXISTING</b>	<b>PROPOSED</b>	<b>VARIANCE REQUIRED</b>
Lot Area	30,000 s.f.	30,015 s.f.	30,015 s.f.	No
Lot Depth	150 ft.	190.50 ft.	190.50 ft.	No
Frontage	150 ft.	148.39 ft.	148.39 ft.	ENC
Min. Front Yard ( Arthur Court)	50 ft.	61.2 ft.	61.2 ft.	No
Min Side Yard	25 ft.	26.3 ft.	26.3 ft.	No
Min Side Yard	25 ft.	41.8 ft.	41.8 ft.	No
Min. Rear Yard	50 ft.	50 ft.	50 ft.	No
Max. Building Coverage	15%	12.70%	12.70%	No
Bldg. Height	30 ft.	29.8 ft.	29.8 ft.	No
Max. Livable Floor Area (FAR)	22.5%		15.70%	No
Max % Improved coverage: principal residence, vehicle access, parking	25%	19.80%	19.80%	No
Total % Improved Lot Coverage	30%	24.5%	29.7%	No
<b>ACCESSORY STRUCTURE (POOL &amp; PATIO)</b>	<b>REQUIRED/ ALLOWED</b>	<b>EXISTING</b>	<b>PROPOSED</b>	<b>VARIANCE REQUIRED</b>
Accessory Structure	Rear Yard		"Front Yard"	Yes

**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 Mr. Hirsh			
Alternate #2 Ms. Pavlova			

**Memorialization of Resolution to Approve/Deny – Not Applicable**

**Approval of Minutes of September 19, 2023, Meeting**

*\*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	Yes			
Mr. Davis	Yes			
Mr. Corrado	Yes			
Mr. McLain	No			
Mr. Park	Yes			
Mr. Adelman	Yes			
Ms. Hayden, Chair	Yes			
Alternate #1 Mr. Hirsh	Yes			
Alternate # 2 Ms. Pavlova	Yes			

**Other Business:**

**Motion to Close the Meeting:**

Motion:

Second:

<b>Roll Call:</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 Mr. Hirsh		
Alternate # 2 Ms. Pavlova		

***Next Meeting November 21, 2023, at 7:30 p.m. at Borough Hall***