

ZONING BOARD OF ADJUSTMENT – BOROUGH OF DEMAREST

AGENDA

REGULAR MEETING – November 21, 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 – N/A
4. Administrative Matters:
 - Memorialization 15 Arthur Court Resolution
 - Approval of October Board Meeting Minutes
 - 77 Pine Terrace Update
 - December applications
5. 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 Robert Hirsh		
Alternate # 2 Diana Pavlova		
Present:		
Acting Board Secretary, Julie Falkenstern		
Mark Madaio, Board Attorney		
Colliers, Board Engineer -Zimmerman/Chelius		

**Memorialization of Resolution
 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

Motion:

Second:

****Only those Board members who voted to approve the application may vote to memorialize the resolution.***

ROLL CALL TO APPROVE/DENY:	Eligible to Vote*	YES	NO	ABSTAIN
Mr. Woods, Vice-Chair	Yes			
Mr. Davis	Yes			
Mr. Corrado	Yes			
Mr. McLain	Yes			
Mr. Park	Yes			
Mr. Adelman	Yes			
Ms. Hayden, Chair	Yes			
Alternate #1 Robert Hirsh	No did not vote			
Alternate # 2 Diana Pavlova	No did not vote			

Approval of Minutes of October 17, 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	Yes			
Mr. Corrado	Yes			
Mr. McLain	Yes			
Mr. Park	Yes			
Mr. Adelman	Yes			
Ms. Hayden, Chair	Yes			
Alternate #1 Robert Hirsh	Yes			
Alternate # 2 Diana Pavlova	Yes			

Other Business:

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 Robert Hirsh		
Alternate # 2 Diana Pavlova		

Next Meeting December 19, 2023, at 7:30 p.m. at Borough Hall