

ZONING BOARD OF ADJUSTMENT – BOROUGH OF DEMAREST

MINUTES

REGULAR MEETING – January 17, 2023

Chair Dorothy Hayden called the meeting at 7:30pm and made the following announcement: 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. Matters to Address
4. Administrative Matters

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

The following Board Members with terms expiring 12/31/22 were reappointed at the January M&C Reorganization meeting and sworn in by Mr. Madaio, Board Attorney the meeting: Mr. David McLain, Mr. Steve Park, and Mr. Todd Adelman.

Each member recited the oath of office as follows:

I, **David McLain, Steve Park, and Todd Adelman** do solemnly swear (or affirm) that I will faithfully, impartially, and justly perform all the duties of a Board of Adjustment member to the best of my abilities.

I will support the Constitution of the United States, and the Constitution of the State of New Jersey. I will bear true faith and allegiance to the same and the Governments established in the United States and in this State, under the authority of the people, so help me God.

Ms. Hayden announced there is a short agenda for this evening and that the Nominating Committee will present their report for Annual Appointments: Chair, Vice professionals of the Zoning Board. Our nominations are as follows:

Chair: Dorothy Hayden
 Vice chair: Tim Woods
 Board Attorney: Mr. Mark Madaio
 Board Engineer: Colliers Engineering & Design
 Board Secretary: Teresa Ferrentino

Motion: Mr. Press
 Second: Mr. Corrado

Roll Call to Approve Nominations:	VOTE	ABSTAIN
Mr. Woods, Vice-Chair	Yes	
Mr. Davis	Yes	
Mr. Corrado	Yes	
Mr. McLain	Yes	
Mr. Park	Yes	
Mr. Press	Yes	
Ms. Hayden, Chair	Yes	
Alternate #1 Mr. Adelman	Yes	
Alternate #2 Mr. Nadel	Absent	

Approved as Nominated:
 Mr. Ted Davis left the meeting at this time.

Approval of December 20, 2022, Meeting Minutes
**Only those present at prior months' meeting are eligible to vote*
 Motion: Mr. McLain
 Second: Mr. Adelman

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

The Minutes are approved:

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) inside yard & front yard.

Motion: Mr. Tim Woods

Second: Mr. Todd Adelman

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

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

Mr. McLain asked if soil removing should be heard by the Zoning Board. He referenced this question to a recent clear cutting of a Demarest property that was approved by the

town. Ms. Hayden stated that soil removing does not come to our Board. It is instead handled by the Engineering and Building Departments.

Motion to Close the Meeting:

Motion: Mr. Corrado

Second: Mr. McLain

Roll Call to Close the Meeting:	YES	NO
Mr. Woods, Vice-Chair	X	
Mr. Davis	absent	
Mr. Corrado	X	
Mr. McLain	X	
Mr. Park	X	
Mr. Press	X	
Ms. Hayden, Chair	X	
Alternate #1 Mr. Adelman	X	
Alternate #2 Mr. Nadel	absent	

Meeting adjourned at 8:00 pm.

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

Respectfully submitted,

Teresa Ferrentino

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Board Secretary