

BOROUGH OF DEMAREST
ZONING BOARD of ADJUSTMENTS AGENDA

Tuesday, March 19, 2024

118 Serpentine Road, Demarest, NJ 0762

7:30 PM



1. CALL TO ORDER

2. PUBLIC ANNOUNCEMENT OF MEETING

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 public meeting. Notice of this meeting is posted at the Borough Hall, was mailed to The Record, and was filed with the Borough Clerk of Demarest on January 17, 2024.

3. FLAG SALUTE

4. SWEARING IN OF THE 2024 ZONING BOARD MAYORAL APPOINTMENTS

Diana Pavlova, Alternate #2, Term Expiration: 12/31/2025

5. ROLL CALL

Todd Adelman	David McLain
Robert Corrado	Steve Park
Ted Davis	Diana Pavlova
Dorothy Hayden	Timothy Woods
Robert Hirsch	

6. APPROVAL OF MINUTES:

Motion to approve the minutes of regular Meeting; February 20, 2024 (roll call vote)

7. NEW/CONTINUING APPLICATIONS:

ZB23-006 – 38 Sunset Road, Spencer Spielberg

8. DISCUSSION ON BOARD MATTERS – NEW/OLD BUSINESS

9. PUBLIC COMMENT PERIOD

10. ADJOURNMENT

NEXT MEETING – TUESDAY, APRIL 16, 2024

DEMAREST ZONING BOARD OF ADJUSTMENT
March 19, 2024

Variance Application #ZB23-007

Applicant Name: Spencer Spielberg
 Address 38 Sunset Road
 Block # 53, Lot # 4.01
 Zone D

Application submitted: September 18, 2023

Hearing Date(s): December 19, 2023, February 20, 2024, March 19

Relief Sought: N.J.S.A. §40:55D-70(c) and Chapter §175-16, §175-19 A(3)(4) & §175-27 for building coverage, Improved lot coverage, side yard setback for accessory structures (retaining wall)

GENERAL ZONING ZONE D	REQUIRED/ ALLOWED	EXISTING	PROPOSED	VARIANCE REQUIRED
Lot Area	10,000 sf.	14, 301 sf.	14,301 sf.	No
Lot Frontage	100 ft.	100 ft.	100 ft.	No
Lot Depth	100 ft.	154.6 ft.	154.6 ft.	No
Min. Front Yard	25 ft.	26.5 ft.	26.5 ft.	No
Min Side Yard	10 ft.	10.5 ft.	10.5 ft.	No
Min. Rear Yard	30 ft.	61.4 ft.	61.4 ft.	No
Max. Building Coverage	20%	20%	22.7%	Yes
Max % Improved coverage: principal residence, vehicle access, parking	25%	25.5%	28.1%	Yes
Total % Improved Lot Coverage	30%	30%	33.7%	Yes
ACCESSORY STRUCTURE	REQUIRED/ ALLOWED	EXISTING	PROPOSED	VARIANCE REQUIRED
Min. side setback -Retaining Wall	10 ft	N/A	5.9 ft.	Yes

****only members present at prior hearing, or who certified they have listened to recording of prior hearing are eligible to vote***

ROLL CALL:	ELIGIBLE TO VOTE	YES	NO	ABSTAIN
Mr. Woods, Vice-Chair	Yes			
Mr. Davis	<i>Pending tape review certification</i>			
Mr. Corrado	Yes			
Mr. McLain	Yes			
Mr. Park	Yes			
Mr. Adelman	Yes			
Ms. Hayden, Chair	Yes			
Alternate #1 Mr. Hirsh	<i>Pending tape review certification</i>			
Alternate #2 Ms. Pavlova	<i>Pending tape review certification</i>			