

# BOROUGH OF DEMAREST

## ZONING BOARD of ADJUSTMENTS AGENDA

Tuesday, April 16, 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. ROLL CALL**

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

**5. APPROVAL OF MINUTES:**

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

**6. RESOLUTIONS:**

ZB23-006 – 38 Sunset Road, Spencer Spielberg

**7. NEW/CONTINUING APPLICATIONS:**

ZB24-001 – 74 Pine Terrace, Chad Cutler

ZB24-002 – 63 Central Ave, Austin Siboni

**8. DISCUSSION ON BOARD MATTERS – NEW/OLD BUSINESS**

**9. PUBLIC COMMENT PERIOD**

**10. ADJOURNMENT**

***NEXT MEETING – TUESDAY, May 21, 2024***

**DEMAREST ZONING BOARD OF ADJUSTMENT  
APRIL 16, 2024**

**Variance Application #ZB24-001**

**Applicant Name:** Chad & Rebecca Cutler

Address 74 Pine Terrace

Block # 84.05, Lot # 7 - Zone BB

**Application submitted:** February 8, 2024

**Hearing Date(s):** April 16, 2024

**Relief Sought:** N.J.S.A. §40:55D-70(c) and Chapter §175-16

<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.	23,950 s.f.	23,950 s.f.	Yes - ENC*
Frontage	150 ft.	150 ft.	150 ft.	No
Lot Depth	150 ft.	172.35 ft.	172.35 ft.	No
Min. Front Yard	50 ft.	51.7 ft.	50.8 ft.	No
Min Side Yard	25 ft.	26.3 ft.	25.8 ft.	No
Min Rear Yard Setback	50 ft.	61.0 ft.	52.8 ft.	No
Min. Rear Yard Width	150 ft.	129.93 ft.	129.93 ft.	Yes - ENC*
Max. Building Coverage	15%		14.99%	No
Bldg. Height	30 ft.		29.42 ft.	No
Max. Livable Floor Area (FAR)	22.5%		22.41%	No
Max % Improved coverage: principal residence, vehicle access, parking	30%		28.33%	No
Total % Improved Lot Coverage	25%		22.68%	No

\*pre-existing non-conformance

**MOTION:**

**2nd:**

<b>ROLL CALL VOTE:</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			

**DEMAREST ZONING BOARD OF ADJUSTMENT  
APRIL 16, 2024**

**Variance Application #ZB24-002**

**Applicant Name:** Austin & Doreen Siboni  
Address 63 Central Avenue  
Block # 74, Lot # 8 - Zone D

**Application submitted:** February 13, 2024

**Hearing Date(s):** April 16, 2024

**Relief Sought:** N.J.S.A. §40:55D-70(c) and Chapter §175-16, §175-19 A(3)(4) & §175-24 Improved lot coverage, rear and side setbacks, rear yard accessory structure setbacks (retaining wall), side yard accessory structure setback (shed), fence height

<b>GENERAL ZONING ZONE D</b>	<b>REQUIRED/ ALLOWED</b>	<b>EXISTING</b>	<b>PROPOSED</b>	<b>VARIANCE REQUIRED</b>
Lot Area	10,000 s.f.	15,488 s.f.	15,488 s.f.	No
Frontage	100 ft.	134.25 ft.	134.25 ft.	No
Lot Depth	100 ft.	112.88 ft.	112.88 ft.	No
Min. Front Yard ( Central Ave)	25 ft.	30.9 ft.	30.9 ft.	No
Min Side Yard (Lot)	10 ft.	9.6 ft.	9.6 ft.	Yes
Min. Rear Yard	30 ft.	38.6 ft.	38.6 ft.	Yes
Max. Building Coverage	20%	19.6%	19.6%	No
Bldg. Height	30 ft.	30 ft.	30 ft.	No
Max. Livable Floor Area (FAR)	30%	30%	30%	No
Total % Improved Lot Coverage	30%	37.10%	37.30%	Yes
Max % Improved coverage: principal residence, vehicle access, parking	25%	28.90%	28.90%	Yes
<b>ACCESSORY STRUCTURES</b>	<b>REQUIRED/ ALLOWED</b>	<b>EXISTING</b>	<b>PROPOSED</b>	<b>VARIANCE REQUIRED</b>
Min. Accessory side setback-east	10 ft.	3 ft.	.50 ft.	Yes
Min. Accessory side setback-west	10 ft.	10 ft.	6.5 ft.	
Min. Accessory rear setback	10 ft.	22.9 ft.	.50 ft.	Yes
Fence Height	6 ft.	---	8 ft.	Yes

**MOTION:**

**2nd:**

<b>ROLL CALL VOTE:</b>	<b>YES</b>	<b>NO</b>	<b>OTHER</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			