

# BOROUGH OF DEMAREST ZONING BOARD of ADJUSTMENTS AGENDA

Tuesday, June 18, 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; May 21, 2024 (roll call vote)

**6. RESOLUTIONS:**

**7. NEW/CONTINUING APPLICATIONS:**

ZB24-002 – 63 Central Ave, Austin Siboni

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

**9. PUBLIC COMMENT PERIOD**

**10. ADJOURNMENT**

***NEXT MEETING – TUESDAY, JULY 16, 2024***

**DEMAREST ZONING BOARD OF ADJUSTMENT  
JUNE 18, 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, May 21, 2024, June 18, 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)

<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-ENC
Min. Rear Yard	30 ft.	38.6 ft.	38.6 ft.	No
Max. Building Coverage	20%	18.9%	18.9%	No
Bldg. Height	30 ft.	30 ft.	30 ft.	No
Max. Livable Floor Area (FAR)	30%	30%	30%	No
Total % Improved Lot Coverage	30%	36.9%(5,722sf)	34.6%(5,359sf)	Yes
Max % Improved coverage: principal residence, vehicle access, parking	25%	27.6%	27.6% (4,271sf)	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. to shed	3 ft. to wall	Yes
Min. Accessory side setback-west	10 ft.	10 ft.	6.5 ft. to new wall	Yes
Min. Accessory rear setback	10 ft.	22.9 ft.	5 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			