



**Borough of Demarest  
Zoning Board of Adjustment  
MINUTES**

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**August 20, 2024** **7:30 PM** **DEMAREST BOROUGH HALL**

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The Borough of Demarest Zoning Board of Adjustment held its regular meeting on TUESDAY, AUGUST 20, 2024, at 7:30 p.m. located at 118 Serpentine Road Demarest, NJ 07627.

**CALL TO ORDER**

Meeting was called to order at 7:30 PM by Chair Hayden.

**FLAG SALUTE**

The Board was led in a salute to the flag by Chair Hayden.

**ROLL CALL**

**MEMBERS PRESENT:** Ted Davis, Dorothy Hayden, David McLain, Steve Park, Diana Pavlova, Timothy Woods

**MEMBER(S) ABSENT:** Todd Adelman, Robert Corrado, Robert Hirsh

**ALSO PRESENT:** Michael Greco – Secretary, Mark Madaio – Attorney

**APPROVAL OF MINUTES:**

A motion was made to approve the July 16, 2024, minutes, by Vice Chair Woods and seconded by Mr. McLain. On roll call, the vote was recorded as follows:

Vice Chair Woods:	Yes	Mr. Davis:	Yes	Mr. Corrado:	Absent
Mr. McLain:	Yes	Mr. Park:	Yes	Mr. Adelman:	Absent
Chair Hayden:	Yes	Mr. Hirsh:	Absent	Ms. Pavlova:	Yes

*Motion Carries.*

**RESOLUTIONS:**

Mr. Madaio stated that he tried to make the conditions required to be accomplished before he begins the new work.

The board discussed the resolution.

A motion was made to approve Resolution ZB 24-002 for the property located at 63 Central Avenue, by Mr. McLain and seconded by Vice Chair Woods. On roll call, the vote was recorded as follows:

Vice Chair Woods:	Yes	Mr. Davis:	Yes	Mr. Corrado:	Absent
Mr. McLain:	Yes	Mr. Park:	Yes	Mr. Adelman:	Absent
Chair Hayden:	Yes	Mr. Hirsh:	Absent	Ms. Pavlova:	Yes

*Motion Carries.*

A motion was made to approve Resolution ZB 24-003 for the property located at 12 Irene Court, by Ms. Pavlova and seconded by Mr. McLain. On roll call, the vote was recorded as follows:

Vice Chair Woods:	Yes	Mr. Davis:	Yes	Mr. Corrado:	Absent
Mr. McLain:	Yes	Mr. Park:	Yes	Mr. Adelman:	Absent
Chair Hayden:	Yes	Mr. Hirsh:	Absent	Ms. Pavlova:	Yes

*Motion Carries.*

A motion was made to approve Resolution ZB 24-004 for the property located at 62 Central Avenue, by Vice Chair Woods and seconded by Mr. McLain. On roll call, the vote was recorded as follows:

Vice Chair Woods:	Yes	Mr. Davis:	Yes	Mr. Corrado:	Absent
Mr. McLain:	Yes	Mr. Park:	Yes	Mr. Adelman:	Absent
Chair Hayden:	Yes	Mr. Hirsh:	Absent	Ms. Pavlova:	-

*Motion Carries.*

**APPLICATIONS:**

**NEW/OLD BUSINESS:**

**ADJOURNMENT**

With no further business presented, a motion to adjourn the meeting was made by: Mr. Davis and seconded by Vice Chair Woods.

All in Favor – Motion Carries

The meeting was adjourned at 7:39 PM.

Respectfully Submitted,  
Michael Greco  
Land Use Secretary

