



Borough of Demarest
Zoning Board of Adjustment
MINUTES

January 16, 2024

7:30 PM

DEMAREST BOROUGH HALL

The Borough of Demarest Zoning Board of Adjustment held its regular meeting on TUESDAY, JANUARY 16, 2024, at 7:30 p.m. located at 118 Serpentine Road Demarest, NJ 07627.

CALL TO ORDER

Meeting was called to order at 7:32 PM by Ms. Hayden.

FLAG SALUTE

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

Ms. Hayden turned the meeting over to the Board Attorney, Mark Madaio.

SWEARING IN OF NEW MEMBERS

Mr. Madaio swore in Mr. Woods and Mr. Corrado to their new terms.

ROLL CALL

MEMBERS PRESENT: Todd Adelman, Robert Corrado, Ted Davis, Dorothy Hayden, Robert Hirsh, David McLain, Timothy Woods

MEMBER(S) ABSENT: Steve Park, Diana Pavlova

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

ELECTION OF OFFICERS:

The Nominating Committee nominated Dorothy Hayden as Chair of the Zoning Board of Adjustment for the year of 2024, seconded by Mr. McLain, with no alternate motions, on roll call, the vote was recorded as follows:

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

Mr. Madaio turned the meeting back over to Chair Hayden.

The Nominating Committee nominated Timothy Woods as Vice Chair of the Zoning Board of Adjustment for the year of 2024, seconded by Mr. Corrado, with no alternate motions, on roll call, the vote was recorded as follows:

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

BOARD PROFESSIONAL APPOINTMENTS:

The Nominating Committee nominated the following professionals for the Zoning Board of Adjustment for the year of 2024,

Board Attorney – Mark Madaio

Board Engineer – Nick Chelius

Board Secretary – Michael Greco

On roll call, the vote was recorded as follows:

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

APPROVAL OF 2024 MEETING DATES:

Chair Hayden presented the 2024 meeting dates explaining that the October date was shifted due to a conflict with the Mayor and Council.

Mr. Madaio informed the Board that he would not be able to make the October Meeting with the altered date.

A motion was made to approve the 2024 meeting dates by Mr. McLain and seconded by Mr. Corrado. On roll call, the vote was recorded as follows:

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

REGULAR MEETING OF THE ZONING BOARD OF ADJUSTMENT**APPLICATIONS****ZB23-006 – 38 Sunset Road**

Chair Hayden announced this application would be carried to the next meeting. She also informed the Board Jean Nonamaker, the neighbor whose property abuts the backyard of 38 Sunset on Meadow Street, said Board members can view 38 Sunset via her property or ask the Board Secretary to inform the applicant of requested site visits to their property.

APPROVAL OF MINUTES:

A motion was made to approve the December 19, 2023, minutes, with corrections suggested by the Board, by Mr. McLain and seconded by Mr. Corrado. On roll call, the vote was recorded as follows:

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

APPROVAL OF RESOLUTIONS:

Mr. Madaio spoke on the application and the intention of the resolution, particularly in regard to the unique situation of 8 Sunset. The Board discussed the application process and the requirements for approval of various projects in town and the need for the Building Department to carefully review as built plans for new homes.

A motion was made to approve the resolution memorializing the decisions to approve application ZB 23-007, 38 Rodney Place by Mr. McLain and seconded by Mr. Corrado. On roll call, the vote was recorded as follows:

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

PUBLIC SESSION

A motion to enter public session was made by: Mr. Corrado and seconded by Mr. McLain.
All in Favor – Motion Passed

A motion to leave public session was made by: Mr. Corrado and seconded by Mr. McLain.
All in Favor – Motion Passed

ADJOURNMENT

With no further business presented, a motion to adjourn the meeting was made by: Mr. McLain and seconded by Mr. Corrado.
All in Favor – Motion Passed

The meeting was adjourned at 8:07 PM.

Respectfully Submitted,
Michael Greco
Land Use Secretary

