

AGENDA
REGULAR MEETING
ZONING BOARD OF ADJUSTMENT
January 18, 2022

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 regular meeting in the annual schedule and notice of regular meetings of this Board. Such annual schedule and notice of regular meetings are posted at Borough Hall, were mailed to the Star Ledger and The Record, and have been filed with the Borough Clerk of Demarest on December 28, 2021.

Join Zoom Meeting

<https://us02web.zoom.us/j/7318183076?pwd=cGY3R3JOQnlmSGE1V0pQMkp1NG9RZz09>

Meeting ID: 731 818 3076
Passcode: 271918

1. Roll Call
2. Flag Salute
3. Matters to Address
4. Nominating Committee Report:
 - Annual Appointments: Chair, Vice Chair, Attorney, Engineer
5. Administrative Matters

BOARD ROLL CALL:	PRESENT	ABSENT
Mr. Woods, Vice-Chair		
Mr. Davis		
Mr. Corrado		
Mr. Morrison		
Mr. Park		
Mr. Press		
Ms. Hayden, Chairwoman		
Alternate #1 Mr. McLain		
Alternate #2 Mr. Adelman		
Present:		
Recording Secretary, Jessica Wang		
Mark Madaio, Board Attorney		
Colliers, Board Engineer, Craig Zimmerman		

Variance Application 806.20 APPLICATION CARRIED TO 2/15/22 meeting

Relief sought: N.J.S.A. §40:55D-70(C) and Chapter 175 §175-27 for Improved lot coverage

40 Lincoln Street
 Block 65 Lot 40
 Mr. and Mrs. Lavin
 Zone D

Hearing History: March 16 rescheduled due to improper notice; applicant requested carry to August, then October and December meetings.

GENERAL ZONING	REQUIRED	EXISTING	PROPOSED
Lot Area	10,000 sf	15,000 sf	No Change
Frontage	100 ft	100.00 ft	No Change
Lot Depth	100 ft	150.00 ft	No Change
Min. Front Yard	25 ft	32.5 ft	No Change
Min. Side	10 ft	12.5/17.5 ft	No Change
Min. Rear Yard	30 ft	57.9 ft	No Change
Bldg. Height	30 ft	---	No Change
Building Coverage	20%	3196 sf/21.3% (ENC)	No Change
Impervious Coverage	30%	4870 sf/32.5%*	4792 sf/31.9
FAR	30%		

(* Variance Required

ENC - Existing Non-Conforming

Motion:

Second:

Roll Call to Approve:	YES	NO	ABSTAIN
Mr. Woods, Vice-Chair			
Mr. Davis			
Mr. Corrado			
Mr. Morrison			
Mr. Park			
Mr. Press			
Ms. Hayden, Chairwoman			
Alternate #1 Mr. McLain			
Alternate #2 Mr. Adelman			

Variance Application 818.21.20

Relief sought: N.J.S.A. §40:55D-70(C) & Chapter 175, §175-27 for Improved Lot Coverage

108 Serpentine Road

Block 23 Lot 22.02

Mr. and Mrs. Yuk

Zone C

Hearing History: Carried from November 2021 meeting to January 2022, **now requesting application be carried to 2/15/22 meeting**

GENERAL ZONING	REQUIRED	EXISTING	PROPOSED
Lot Area	10,000 sf	12,086 sf	No Change
Frontage	100 ft	84.21 ft ENC	No Change
Lot Depth	100 ft	142 ft	No Change
Min. Front Yard	25 ft	40.21 ft	No Change
Min. Side Yard Width Abutting Street	25 ft	25 ft	No Change
Min. Side Yard Width Abutting Lot	10 ft	10ft	No Change
Min. Rear Yard Depth	30 ft	59.5 ft	No Change
Min. Rear Yard Width	100 ft	75 ft ENC	No Change
Building Coverage	20%	17.63%	No Change
Height of Building	24/30 ft		No Change
Max Livable Area (FAR)	30%	30.05%	No Change
Maximum % Improved Coverage: principal residence, vehicle access and parking	25%	3,193 sf (26.4%)	No Change
Max. Total Improved Lot Coverage	30%	3706 sq ft (30.7%)	4387 sq ft (36.3)%*

*Variance Required

* must have been present at 1st hearing or submitted certification they have listened to recording of that hearing to be eligible to vote

Roll Call to Approve:	Eligible to Vote*	YES	NO	ABSTAIN
Mr. Woods, Vice-Chair	Yes			
Mr. Davis	Pending certification listened to recording			
Mr. Corrado	Yes			
Mr. Morrison	Yes			
Mr. Park	Yes			
Mr. Press	Yes			
Ms. Hayden, Chairwoman	Yes			
Alternate #1 Mr. McLain	Pending certification listened to recording			
Alternate #2 Mr. Adelman	Yes			

Variance Application #821.21

Relief sought N.J.S.A. §40:55D-70(C) & Chapter 175, §175-16 building coverage & side yard setback

83 Pine Terrance
 Block 84.04, Lot 9
 Applicant: Robert & Andrea Kessner
 Zone BB

Hearing History: Carried from November 16, 2021, meeting to revise plans

GENERAL ZONING	REQUIRED	EXISTING	PROPOSED
Lot Area	30,000 sf.	25,227 sf.	No change ENC
Frontage	150 ft.	169.92 ft.	No change
Lot Depth	150 ft.	133.34 ft.	No change ENC
Min. Front Yard	50 ft.	51.5 ft.	50.58 ft.
Min Side Yard (abutting a street)	50 ft.	51.5 ft	50.04 ft.
Min. Side Yard (abutting a lot)	25 ft.	36.3 ft.	14.15 ft.(r) 25.04 ft.(L) *
Min. Rear Yard	50 ft.	44.05 ft.	51.37 ft.
Rear Yard Width	150 ft.	111.69 ft.	No change (ENC)
Bldg. Height	30 ft.	unknown	29.6 ft.
Building Coverage (all blding, acc. uses, structures)	15%	9.96%/2513 sf.	16.61%*/4192 sf.*
Maximum % Improved coverage: principal residence, vehicle access and parking	25%	17.18%	22.81%
Total Improved Lot Coverage	30%	19.13%	28.94%

ACCESSORY STRUCTURE	REQUIRED	EXISTING	PROPOSED
Min. Side Yard	25 ft.	N/A	25 ft.
Min. Rear Yard	10 ft.	N/A	50.10 ft.
Max. Building Height	12 ft.	N/A	<12 ft.

ENC - Existing Non-conforming

*variances needed

* must have been present at 1st hearing or submitted certification they have listened to recording of that hearing to be eligible to vote

Roll Call to Approve:	Eligible to Vote*	YES	NO	ABSTAIN
Mr. Woods, Vice-Chair	Yes			
Mr. Davis	Yes -Submitted certification			
Mr. Corrado	Yes			
Mr. Morrison	Yes			
Mr. Park	Yes			
Mr. Press	Yes			
Ms. Hayden, Chairwoman	Yes			
Alternate #1 Mr. McLain	Yes -Submitted certification			
Alternate #2 Mr. Adelman				

Variance Application 819.21

Relief sought: N.J.S.A. §40:55D-70(C) and Chapter 175, §175-27 for Improved lot coverage

52 Woodland
 Block 27 Lot 280
 Applicant: Chirag Mithani
 Zone D

GENERAL ZONING	REQUIRED	EXISTING	PROPOSED
Lot Area	10,000 sf.	8,000 sf.	No change (ENC)
Frontage	100 ft.	80 ft.	No change (ENC)
Lot Depth	100 ft.	100 ft.	No change
Min. Front Yard	26.60 ft.	26.60 ft.	No change
Min Side Yard	10 ft.	10.46 ft.	No change
Min. Rear Yard	30 ft.	30.84 ft.	No change
Bldg. Height	30 ft.	29.92 ft.	No change
Max. Livable Floor Area (FAR)	30%	33.90%	No change**
Building Coverage	20%	23.58%	No change**
Maximum % Improved coverage: principal residence, vehicle access and parking	25%	30%	No change (ENC)
Total Improved Lot Coverage	30%	33.1%**	35.65%*

ACCESSORY STRUCTURE (POOL)	REQUIRED	EXISTING	PROPOSED
Min. Pool Side Yard	10 ft.	N/A	10 ft.
Min. Pool Rear Yard	10 ft.	N/A	10 ft.

ENC – existing non-conforming condition

*Variance needed

**Variance granted in 2011

Roll Call to Approve:	YES	NO	ABSTAIN
Mr. Woods, Vice-Chair			
Mr. Davis			
Mr. Corrado			
Mr. Morrison			
Mr. Park			
Mr. Press			
Ms. Hayden, Chairwoman			
Alternate #1 Mr. McLain			
Alternate #2 Mr. Adelman			

Memorialization of Resolution to Approve

Variance Application 817.21

Hearing History: Carried from 9/2/21 and 11/16/21 meetings; heard 12/21/21

Relief sought N.J.S.A. §40:55D-70(c); and Chapter 175 §175-16 & §175-27 for building coverage and improved lot coverage

38 Rodney Place

Block 68 Lot 119

Joshua Jagid

D District

Motion:

Second:

****Only members who voted for the action taken may vote on the memorializing resolution MLUL: §40:55D-10***

Roll Call to Approve:	Eligible to Vote*	YES	NO	ABSTAIN
Mr. Woods, Vice-Chair	Yes			
Mr. Davis	No – not present 12/21/21			
Mr. Corrado	Yes			
Mr. Morrison	Yes			
Mr. Park	Yes			
Mr. Press	Yes			
Ms. Hayden, Chairwoman	Yes			
Alternate #1 Mr. McLain	No – not present 12/21/21			
Alternate #2 Mr. Adelman	No -missed part of hearing			

Memorialization of Resolution to Approve

Variance Application 816.21

Hearing History: 9/21/21 requested carry to 12/21/21 meeting to revise plans

Relief sought: N.J.S.A. §40:55D-70(c); and Chapter 175 §175-19 A (3) & B (7) side yard setback and accessory structure (pool) in a side yard

159 Donnybrook Drive

Block 87.03 Lot 5

Joshua Rubach

B District

Motion:

Second:

****Only members who voted for the action taken may vote on the memorializing resolution MLUL: §40:55D-10***

Roll Call to Approve:	Eligible to Vote*	YES	NO	ABSTAIN
Mr. Woods, Vice-Chair	Yes			
Mr. Davis	No – not present 12/21/21			
Mr. Corrado	Yes			
Mr. Morrison	Yes			
Mr. Park	Yes			
Mr. Press	Yes			
Ms. Hayden, Chairwoman	Yes			
Alternate #1 Mr. McLain	No – not present 12/21/21			
Alternate #2 Mr. Adelman	Yes			

Approval of Minutes of December 21, 2021, Meeting

Motion:

Second:

**Must have been present at the meeting to be eligible to vote*

Roll Call to Approve:	Eligible to Vote*	YES	NO	ABSTAIN
Mr. Woods, Vice-Chair	Yes			
Mr. Davis	No - not present 12/21/21			
Mr. Corrado	Yes			
Mr. Morrison	Yes			
Mr. Park	Yes			
Mr. Press	Yes			
Ms. Hayden, Chairwoman	Yes			
Alternate #1 Mr. McLain	No - not present 12/21/21			
Alternate #2 Mr. Adelman	Yes			

Motion to Close the Meeting:

Motion:

Second:

Roll Call to Approve:	YES	NO
Mr. Woods, Vice-Chair		
Mr. Davis		
Mr. Corrado		
Mr. Morrison		
Mr. Park		
Mr. Press		
Ms. Hayden, Chairwoman		
Alternate #1 Mr. McLain		
Alternate #2 Mr. Adelman		

Next Meeting February 15, 2022, at 7:30 p.m. via Zoom conference