

**AGENDA - AMENDED**  
**REGULAR MEETING**  
**DEMAREST ZONING BOARD OF ADJUSTMENT**

**February 15, 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. Administrative Matters

<b>BOARD ROLL CALL:</b>	<b>PRESENT</b>	<b>ABSENT</b>
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		
<b>Present:</b>		
Recording Secretary, Jessica Wang		
Mark Madaio, Board Attorney		
Colliers, Board Engineer, Craig Zimmerman		

**Variance Application 806.20 Applicant request to carry to May 17<sup>th</sup> approved but must fully and properly renote. Additionally, this matter is on the May meeting on a “try or dismiss” basis, no adjournment requests will be considered.**

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; heard at May meeting, requested carry to August, then October, December, January, and May 2022 meetings.

<b>GENERAL ZONING</b>	<b>REQUIRED</b>	<b>EXISTING</b>	<b>PROPOSED</b>
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:

<b>Roll Call to Approve:</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>
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 #821.21 APPLICATION WITHDRAWN PLANS HAVE BEEN REDESIGNED TO CONFORM TO THE ZONING REGULATIONS WITHOUT NEED FOR VARIANCES.** 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; carried from January 18, 2022, scheduled to be heard March 15

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 previous hearing(s) 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			
Mr. Corrado	Yes			
Mr. Morrison	Yes			
Mr. Park	Yes			
Mr. Press	Yes			
Ms. Hayden, Chairwoman	Yes			
Alternate #1 Mr. McLain	Yes			
Alternate #2 Mr. Adelman	Yes			

**Variance Application 819.21 Application withdrawn**

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

**Hearing History:** January 18, 2022

<b>GENERAL ZONING</b>	<b>REQUIRED</b>	<b>EXISTING</b>	<b>PROPOSED</b>
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%*
<b>ACCESSORY STRUCTURE (POOL)</b>	<b>REQUIRED</b>	<b>EXISTING</b>	<b>PROPOSED</b>
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

**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 22.01  
 Mr. and Mrs. Yuk  
 Zone D

**Hearing History:** Carried from November 2021 and January 2022 meetings

<b>GENERAL ZONING</b>	<b>REQUIRED</b>	<b>EXISTING</b>	<b>PROPOSED</b>
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 & parking	25%	3,193 sf (26.4%)	No Change
Max. Total Improved Lot Coverage	30%	3706 sq ft (30.7%)	3901 sq ft (32.3) %*

\*Variance Required

\* must have been present at previous hearing(s) or submitted certification they have listened to recording of hearing(s) to be eligible to vote

<b>Roll Call to Approve:</b>	<b>Eligible to Vote*</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>
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	Certified listened to recording			
Alternate #2 Mr. Adelman	Yes			

**Discussion on preferences for format of next meeting – virtual or in person at Boro Hall**

**Approval of Minutes of January 18, 2021, Meeting**

Motion:

Second:

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

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

**Motion to Close the Meeting:**

Motion:

Second:

<b>Roll Call to Approve:</b>	<b>YES</b>	<b>NO</b>
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 March 15, 2022, at 7:30 p.m. Location TBC***