

**ZONING BOARD OF ADJUSTMENT – BOROUGH OF DEMAREST**

**AGENDA**

**REGULAR MEETING - APRIL 19, 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, Chair		
Alternate #1 Mr. McLain		
Alternate #2 Mr. Adelman		
<b>Present:</b>		
Recording Secretary – Jessica Wang		
Mark Madaio, Board Attorney		
Colliers, Board Engineer, Nick Chelius		

**Variance Application #822.22**

5 Laurel Road  
 Block 1.01, Lot 16  
 Applicant: Mr. Steve Kamin  
 Zone D

Relief sought: N.J.S.A. §40:55D-70(C) & Chapter 175: §175-27 for Improved lot coverage and §175-19(B) accessory structure in a side yard.

<b>GENERAL ZONING</b>	<b>REQUIRED</b>	<b>EXISTING</b>	<b>PROPOSED</b>
Lot Area	10,000 sq. ft.	11,449 sq. ft.	11,449 sq. ft.
Frontage	100 ft.	75.9 ft.	75.9 ft.
Lot Depth	100 ft.	112.1 ft.	112.1 ft.
Min. Front Yard	25 ft.	26 ft.	26 ft.
Min Side Yard	10 ft.	9.8 ft.	9.8 ft.
Min. Rear Yard	30 ft.	32.7 ft.	32.7 ft.
Min. Rear Yard Width	100 ft.	139 ft.	139 ft.
Bldg. Height	30 ft.	+/- 25 ft.	+/- 25 ft.
Max. Livable Floor Area (FAR)	30%	+/- 30%	+/-30%
Building Coverage	20%	20%	18.31%
Maximum % Improved coverage: principal residence, vehicle access and parking	25% (2862 sq. ft.)	24.7%	24% (2754 sq. ft.)
Total Improved Lot Coverage	30% (3434 sq. ft.)	32.09% (3674 sq. ft.)	32.87% (3763 sq. ft.)
<b>ACCESSORY STRUCTURE (POOL)</b>	<b>REQUIRED</b>	<b>EXISTING</b>	<b>PROPOSED</b>
Min. Accessory side setback	10 ft.	6.2 ft.	13.1 ft.
Min. Accessory rear setback	10 ft.	6.5 ft.	10.2 ft.

**Motion:**

**Second:**

<b>Roll Call to Approve the Motion:</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			

**Memorialization of Resolution to Deny**

Relief sought: N.J.S.A. §40:55D-70(C) - §175-27 for Improved lot coverage  
 108 Serpentine Road  
 Block 23 Lot 22.02  
 Mr. and Mrs. Yuk

Motion:

Second:

**\*Only those Board members who voted to deny may vote on the memorializing the resolution.**

<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, Chair	Yes			
Alternate #1 Mr. McLain				
Alternate #2 Mr. Adelman				

**Approval of Minutes of February 15, 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 May 17, 2022, at 7:30 p.m. Location Zoom***