

ZONING BOARD OF ADJUSTMENT – BOROUGH OF DEMAREST

AGENDA

REGULAR MEETING – May 17, 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=cGY3R3JOQnImSGE1V0pQMkp1NG9RZz09>

Meeting ID: 731 818 3076

Passcode: 271918

1. Roll Call
2. Flag Salute
3. Matters to Address
4. Administrative Matters

BOARD ROLL CALL:	PRESENT	ABSENT
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		
Present:		
Secretary, Jessica Wang		
Mark Madaio, Board Attorney		
Craig Zimmerman, Board Engineer		

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

Hearing History:

April 19, 2022, request to carry to May meeting to revise plans.
May 11, 2022, application withdrawn.

Variance Application 806.20.

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

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

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.
April 19, 2022, application withdrawn

Variance Application #822.XX

Applicant Name: Eitan Magid
 68 Serpentine Road
 Block # 21, Lot #765
 Zone D

Relief sought: N.J.S.A. §40:55D-70(C) and Chapter 175 §175-27 for Improved lot coverage & §175-24 Fences

GENERAL ZONING Zone D	REQUIRED/ALLOWED	EXISTING	PROPOSED
Lot Area	10,000 sq. ft.	11,813 sq. ft.	11,813 sq. ft.
Frontage	100 ft.	120 ft.	120 ft.
Lot Depth	100 ft.	97.12 ft.	97.12 ft (ENC)
Min. Front Yard (Serpentine)	25 ft.	12.67 ft.	12.67 ft. (ENC)
Min Side Yard (Street)	25 ft.	19 ft.	19 ft. (ENC)
Min Side Yard (Lot)	10 ft.	18.13 ft.	18.13 ft.
Min. Rear Yard	30 ft.	69.75 ft.	62.5 ft.
Bldg. Height	30 ft.	24 ft.	29.5 ft.
Max. Livable Floor Area (FAR)	30%	28.20%	28.20%
Building Coverage	20%	19.91%	19.91%
Maximum % Improved coverage: principal residence, vehicle access, parking	25% (2953 sq. ft.)	23.72% (2802 sq. ft.)	23.72% (2802 sq. ft.)
Total Improved Lot Coverage	30% (3544 sq. ft.)	37.48% (4428 sq. ft.)	37.48%* (4428 sq. ft.)

ACCESSORY STRUCTURE (POOL)	REQUIRED/ALLOWED	EXISTING	PROPOSED
Min. Accessory side setback	10 ft.	TBC	no change
Min. Accessory rear setback	10 ft.	TBC	no change

ACCESSORY STRUCTURE (FENCE)	REQUIRED/ALLOWED	EXISTING	PROPOSED
Fence Openness in Front Yard*	50%	100% closed	no change
Fence Height in Front Yard*	4ft maximum	~ 5+ ft.	no change
Pool Fence	5 ft.	TBD	no change

*VARIANCE NEEDED

Motion:

Second:

Roll Call to Approve/Deny	Eligible to Vote	YES	NO	ABSTAIN
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				

Approval of Minutes of April 19, 2022, Meeting

only those present at prior months' meeting are eligible to vote

Motion:

Second:

Roll Call to Approve/Deny	Eligible to Vote	YES	NO
Mr. Woods, Vice-Chair	Yes		
Mr. Davis	No		
Mr. Corrado	No		
Mr. Morrison	Yes		
Mr. Park	Yes		
Mr. Press	Yes		
Ms. Hayden, Chair	Yes		
Alternate #1 Mr. McLain	Absent		
Alternate #2 Mr. Adelman	Absent		

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 June 21, 2022, at 7:30 p.m. via Zoom conference