

ZONING BOARD OF ADJUSTMENT – BOROUGH OF DEMAREST

AGENDA

REGULAR MEETING – October 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 January 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
5. Other Business

BOARD ROLL CALL:	PRESENT	ABSENT
Mr. Woods, Vice-Chair		
Mr. Davis		
Mr. Corrado		
Mr. McLain		
Mr. Park		
Mr. Press		
Ms. Hayden, Chair		
Alternate #1 Mr. Adelman		
Alternate # 2 TBC		
Present:		
Board Secretary, Teresa Ferrentino		
Mark Madaio, Board Attorney		
Colliers, Board Engineer		

Variance Application #8xx-22

Applicant Name: The Vanessa Colon Trust
 2 Prospect Street
 Block 59, Lot 18
 Zone B

Application submitted: June 2022

Hearing Date(s): July 19, requested adjournment to and consented to extend statutory

Relief Sought: N.J.S.A. §40:55D-70(C) and Chapter 175 §175-27 for Improved lot coverage, accessory structures (pool, pool equipment & Patio) in front yard, building coverage

GENERAL ZONING ZONE B	REQUIRED/ALLOWED	EXISTING	PROPOSED
Lot Area	22,500 sf.	26,245 sf.	No Change
Frontage	150 /175 sf	150 /175 sf.	No Change
Min. Front Yard (Knickerborder)	50 ft.	38.9 ft	No Change - ENC
Min Side Yard (Prospect)	50 ft.	14.3 ft.	No Change - ENC
Min Side Yard (Lot)	20 ft.	26 ft.	No Change
Min. Rear Yard			
Building Coverage**	15% /3,936 sf.	16.5% /4,326 sf.	No Change - ENC
Max % Improved coverage: principal residence, vehicle access, parking**	25% / 6,561 sf.	25% /6,565 sf.	
Total Improved Lot Coverage**	30% / 7,864 sf.	30% / 7,864 sf.	32.3% /8,489 sf.

**** Variance needed**

ACCESSORY STRUCTURE (POOL)	REQUIRED/ALLOWED	EXISTING	PROPOSED
Min. Accessory side setback	10 ft.	N/A	51.9 ft.
Min. Accessory rear setback	10 ft.	N/A	31.8 ft
Pool Fence Height	4 ft	N/A	4 ft.

Motion:

Second:

ROLL CALL:	ELIGIBLE TO VOTE	YES	NO	ABSTAIN
Mr. Woods, Vice-Chair				
Mr. Davis				
Mr. Corrado				
Mr. McLain				
Mr. Park				
Mr. Press				
Ms. Hayden, Chair				
Alternate #1 Mr. Adelman				
Alternate #2 TBC				

Variance Application #825-22

Applicant Name: Vikki Gandhi

Address 177 Orchard Street

Block 85.04, Lot # 2

Zone A

Application submitted: September 21, 2022

Hearing Date(s): N/A

Relief Sought: N.J.S.A. §40:55D-70(c) and Chapter 175 §175-27 for Improved lot coverage, §175-19(3)(d) and (4) (C) accessory structure side/rear yard encroachment

GENERAL ZONING ZONE A	REQUIRED/ALLOWED	EXISTING	PROPOSED
Lot Area	40,000 sf.	14,234.03 sf.	No Change
Frontage	200 ft.	180.39 ft.	No Change - ENC
Lot Depth	200 ft.	78.18 ft.	No Change - ENC
Min. Front Yard (Orchard)	50 ft.	29.30 ft.	No Change - ENC
Min Side Yard (Anderson)	50 ft.	53.10 ft.	No Change
Min Side Yard (Lot)	25 ft.	15.30 ft.	No Change - ENC
Min. Rear Yard	50 ft.	38.46 ft.	No Change - ENC
Min. Rear Yard width	200 ft.	183.74 ft.	No Change - ENC
Building Coverage	15%	20.35%	No Change - ENC
Max % Improved coverage: principal residence, vehicle access, parking	25%	29.16%	No Change - ENC
Total Improved Lot Coverage**	30% / 4,270	35.33% /5,029 sf.	35.98% / 5,121

previous variance granted for improved lot coverage at 34.4%

** Variance Needed

ACCESSORY STRUCTURE (PATIO)**	REQUIRED/ALLOWED	EXISTING	PROPOSED
Min. Accessory Front Yard	50 ft.	46.36 ft. ENC	46.36 ENC
Min. Accessory side setback	10 ft.	6.35 ft. ENC	7.05 ft
Min. Accessory rear setback	10 ft.	4.97 ft. ENC	4.71 ft

Motion:

Second:

ROLL CALL:	ELIGIBLE TO VOTE	YES	NO	ABSTAIN
Mr. Woods, Vice-Chair				
Mr. Davis				
Mr. Corrado				
Mr. McLain				
Mr. Park				
Mr. Press				

Ms. Hayden, Chair				
Alternate #1 Mr. Adelman				
Alternate #2 TBC				

Minutes Approval: N/A

Resolutions to Memorialize: N/A

Other Business: return to live meetings

Motion to Close the Meeting:

Motion:

Second:

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

Next Meeting November 22, 2022, at 7:30 p.m. via Zoom conference/ Boro Hall