

ZONING BOARD OF ADJUSTMENT – BOROUGH OF DEMAREST

AGENDA

REGULAR MEETING – December 20, 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. McLean		
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 -Zimmerman/Chelius		

Variance Application #826-23

Applicant Name: 6 Van Horn LLC 25 Fairview Ave, Closter, NJ

Address 6 Van Horn

Block #4, Lot # 3

Zone D

Application submitted: December 8, 2022

Hearing Date(s): November 15, 2022 – applicant requested adjournment to December with agreement to extend statutory deadlines

Relief Sought: N.J.S.A. §40:55D-70(c) and Chapter 175 limiting schedule §175-16 front & rear yard setback and §175-19(A)(3) & (B)(5) accessory structures (patio, retaining wall) in side yard & front yard

GENERAL ZONING Zone D	REQUIRED/ALLOWED	EXISTING	PROPOSED
Lot Area	10,000 sf.	13,319 sf.	13,319 sf.
Frontage – Lenox Ave	100 ft.	70.20 ft.	70.20 ft. ENC
Frontage – Van Horn	100 ft.	189.49 ft.	189.49 ft.
Lot Depth	100 ft.	68.7 ft.	68.7 ft. ENC
Min. Front Yard -Lenox Ave	25 ft.	25.7 ft.	25.1 ft.
Min Front Yard – Van Horn*	25 ft.	25.1 ft.	20.0 ft*
Min Side Yard (Lot)	10 ft.	124.4 ft.	81.2 ft.
Min. Rear Yard*	30 ft.	13.5 ft.	15.1 ft.*
Bldg. Height	30 ft.	25 ft.	29 ft.
Max. Livable Floor Area (FAR)	30%	--	345 sf / 26%
Building Coverage	20%	1393 sf. / 10.5%	2650 sf. / 19.9%
Max % improved coverage: principal residence, vehicle access, parking	3330 sf. /25%		3238 sf. 24.3%
Total Improved Lot Coverage	3996 sf. / 30%	1789 sf. / 13.4%	3753 sf. / 28.2%

ACCESSORY STRUCTURE (retaining wall & deck)*	REQUIRED/ALLOWED	EXISTING	PROPOSED
Retaining wall in front yard	Not allowed		
Patio in side yard	Not allowed		

*VARIANCE NEEDED

Motion:

Second:

ROLL CALL:	ELIGIBLE TO VOTE	YES	NO	ABSTAIN
Mr. Woods, Vice-Chair	Yes			
Mr. Davis	Pending missed meeting certification			

Mr. Corrado	Yes			
Mr. McLain	Yes			
Mr. Park	Yes			
Mr. Press	Yes			
Ms. Hayden, Chair	Yes			
Alternate #1 Mr. Adelman	YES, listened to recording & submitted certification			
Alternate #2 TBC				

**Memorialization of Resolution to Approve
Variance Application #820.21**

Applicant Name: Jason and Rachel Liberman
Street address 605 Piermont Road
Block # 76, Lot #4.02 & 4.03
Zone B

Relief sought: Extension of variance expiration date for variances for building coverage (§175-16) and accessory structure and retaining wall height ((§175-19 (B)(6)(7))

Motion:

Second:

****Only those Board members who voted to approve may vote to memorialize the resolution.***

ROLL CALL TO APPROVE:	Eligible to Vote*	YES	NO	ABSTAIN
Mr. Woods, Vice-Chair				
Mr. Davis	No			
Mr. Corrado				
Mr. McLain				
Mr. Park				
Mr. Press				
Ms. Hayden, Chairwoman				
Alternate #1 Mr. Adelman	No			
Alternate #2 TBC				

Approval of November 15, 2022, Meeting

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

Motion:

Second:

ROLL CALL TO APPROVE:	Eligible to Vote*	YES	NO	ABSTAIN
Mr. Woods, Vice-Chair				
Mr. Davis	No			

Mr. Corrado				
Mr. McLain				
Mr. Park				
Mr. Press				
Ms. Hayden, Chairwoman				
Alternate #1 Mr. Adelman	No			
Alternate #2 TBC				

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 January 17, 2023, at 7:30 p.m. via Zoom conference