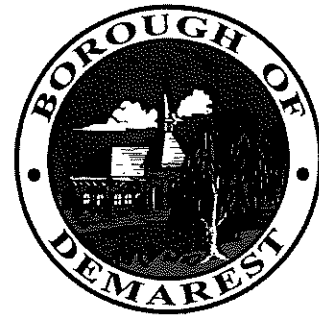


BOROUGH OF DEMAREST
JOINT PLANNING BOARD
REORGANIZATION MEETING AGENDA
Wednesday, January 7, 2025 @ 7:00 PM
118 Serpentine Road, Demarest, NJ 0762



1. CALL TO ORDER

2. PUBLIC ANNOUNCEMENT OF MEETING

Sunshine Law Statement: The notice requirements of the Open Public Meetings Act of the State of New Jersey, P.L. 1975, Chapter 231, have been satisfied by the publication of the date, time and place of this Regular meeting in the Record and Star Ledger on December 21, 2025, notice posted at Borough Hall, on the Borough website was filed in the office of the Borough Clerk.

3. FLAG SALUTE

4. SWEARING IN OF THE 2025 PLANNING BOARD APPOINTMENTS:

David Lerner, Class II, Term Expiring: 12/31/2028
Councilwoman Fox, Class III, Term Expiring: 12/31/2026
Timothy Woods, Class IV, Term Expiring: 12/31/2029
Jodi Brenner, Class IV, Term Expiring: 12/31/2029
David Jiang, Alternate #1, Term Expiring: 12/31/2026
Mary Hamilton, Alternate #2, Term Expiring: 12/31/2027
Ted Alevrontas, Alternate #3, Term Expiring: 12/31/2027

5. ROLL CALL

- | | |
|---|---|
| <input type="checkbox"/> Mr. Adelman | <input type="checkbox"/> Mr. Lerner |
| <input type="checkbox"/> Mayor Bernstein | <input type="checkbox"/> Dr. Mamdani |
| <input type="checkbox"/> Ms. Brenner | <input type="checkbox"/> Mr. Woods |
| <input type="checkbox"/> Ms. Chin | <input type="checkbox"/> Mr. Jiang |
| <input type="checkbox"/> Ms. DiSclafani | <input type="checkbox"/> Ms. Hamilton |
| <input type="checkbox"/> Councilwoman Fox | <input type="checkbox"/> Mr. Alevrontas |

6. ELECTION OF OFFICERS:

CHAIR

The Chair calls for a nomination for the Chair of the Board for the year 2026 from among the Class IV members.

_____ nominates _____ for Chair of the Board.
Seconded by _____ to confirm.

The Chair asks if there are any other nominations.

_____ nominates _____ for Chair of the Board.
Seconded by _____ to confirm.

BOARD MEMBER	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT	N/E
Mr. Adelman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Brenner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Chin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. DiSclafani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilwoman Fox	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Lerner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dr. Mamdani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Jiang (Alt #1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Hamilton (Alt #2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Alevrontas (Alt #3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Bernstein	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Woods	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The Chair takes their seat in the center and continues the meeting.

VICE CHAIR

The Chair calls for a nomination for the Vice Chair of the Board for the year 2026 from among the Class IV members.

_____ nominates _____ for Vice Chair of the Board.
 Seconded by _____ to confirm.

The Chair asks if there are any other nominations.

_____ nominates _____ for Vice Chair of the Board.
 Seconded by _____ to confirm.

BOARD MEMBER	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT	N/E
Mr. Adelman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Brenner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Chin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. DiSclafani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilwoman Fox	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Lerner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dr. Mamdani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Jiang (Alt #1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Hamilton (Alt #2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Alevrontas (Alt #3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Bernstein	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Woods	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

BOARD PROFESSIONAL APPOINTMENTS:

Resolution JPB-001-26 – Appoint Joint Planning Board Attorney

BOARD MEMBER	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT	N/E
Mr. Adelman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Brenner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Chin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. DiSclafani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilwoman Fox	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Lerner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dr. Mamdani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Jiang (Alt #1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Hamilton (Alt #2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Alevrontas (Alt #3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Bernstein	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Woods	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Resolution JPB-002-26 – Appoint Joint Planning Board Engineer

BOARD MEMBER	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT	N/E
Mr. Adelman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Brenner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Chin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. DiSclafani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilwoman Fox	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Lerner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dr. Mamdani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Jiang (Alt #1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Hamilton (Alt #2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Alevrontas (Alt #3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Bernstein	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Woods	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Resolution JPB-003-26 – Appoint Joint Planning Board Planner

BOARD MEMBER	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT	N/E
Mr. Adelman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Brenner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Chin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. DiSclafani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilwoman Fox	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Lerner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dr. Mamdani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Jiang (Alt #1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Hamilton (Alt #2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Alevrontas (Alt #3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Bernstein	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Woods	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Resolution JPB-004-26 – Appoint Joint Planning Board Secretary

BOARD MEMBER	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT	N/E
Mr. Adelman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Brenner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Chin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. DiSclafani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilwoman Fox	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Lerner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dr. Mamdani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Jiang (<i>Alt #1</i>)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Hamilton (<i>Alt #2</i>)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Alevrontas (<i>Alt #3</i>)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Bernstein	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Woods	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7. APPROVAL OF 2025 MEETING DATES

Resolution JPB-005-26 – Approval of 2026 Meeting Dates for the Planning Board

BOARD MEMBER	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT	N/E
Mr. Adelman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Brenner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Chin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. DiSclafani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilwoman Fox	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Lerner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dr. Mamdani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Jiang (<i>Alt #1</i>)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Hamilton (<i>Alt #2</i>)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Alevrontas (<i>Alt #3</i>)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Bernstein	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Woods	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**JOINT PLANNING BOARD
REGULAR MEETING AGENDA
Wednesday, January 7, 2025 @ 7:30 PM
118 Serpentine Road, Demarest, NJ 0762**

8. RESOLUTION(S)

Resolution JPB-006-26 Approving the 2025 End of Year Report to be transmitted to the Mayor and Council.

BOARD MEMBER	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT	N/E
Mr. Adelman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Brenner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Chin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. DiSclafani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilwoman Fox	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Lerner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dr. Mamdani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Jiang (<i>Alt #1</i>)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Hamilton (<i>Alt #2</i>)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Alevrontas (<i>Alt #3</i>)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Bernstein	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Woods	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9. NEW/CONTINUING APPLICATIONS

JPB-25-007 – 32 Brookside Avenue – Patrick Min

Seeking a Variances related to an existing building built out of compliance.

APPROVE DENY CARRY DATE:

BOARD MEMBER	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT	N/E
Mr. Adelman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Brenner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Chin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. DiSclafani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilwoman Fox	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Lerner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dr. Mamdani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Jiang (<i>Alt #1</i>)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Hamilton (<i>Alt #2</i>)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Alevrontas (<i>Alt #3</i>)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Bernstein	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Woods	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

JPB-25-010 – 8 Glenwood Avenue – Barbara and Martin Vitale

Seeking a Variances to the construction of an addition to their principal dwelling.

APPROVE DENY CARRY DATE:

BOARD MEMBER	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT	N/E
Mr. Adelman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Brenner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Chin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. DiSclafani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Lerner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dr. Mamdani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Jiang (<i>Alt #1</i>)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Hamilton (<i>Alt #2</i>)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Alevrontas (<i>Alt #3</i>)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Woods	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

JPB-25-009 – 35 Knickerbocker Road – Hyun Jin Park & Hyun Joo Lee

Seeking a Variances related to renovating and expanding an existing single-family dwelling.

APPROVE DENY CARRY DATE:

BOARD MEMBER	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT	N/E
Mr. Adelman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Brenner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Chin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. DiSclafani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Lerner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dr. Mamdani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Jiang (<i>Alt #1</i>)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Hamilton (<i>Alt #2</i>)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Alevrontas (<i>Alt #3</i>)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Woods	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

10. PUBLIC COMMENT PERIOD

11. ADJOURNMENT

NEXT REGULAR MEETING – WEDNESDAY, FEBRUARY 4, 2026

**JOINT PLANNING BOARD OF THE
BOROUGH OF DEMAREST**

RESOLUTION JPB-001-26

RESOLUTION OF APPOINTMENT OF THE 2026 PLANNING BOARD ATTORNEY

WHEREAS, the Borough of Demarest Joint Planning Board (the “Board”) is in need of professional legal services to serve as the attorney for the Board; and

WHEREAS, Danielle Federico, Esq. from the firm Chiesa Shahinian & Giantomasi PC, has submitted a proposal to perform such services; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) authorizes the award of a professional services contract for such services without competitive bidding by reason that such services constitute “professional services” which are services rendered or performed by a person authorized by law to practice a recognized profession, whose practice is regulated by law and the performance of which services requires knowledge of an advanced type in a field of learning acquired by a prolonged formal course of specialized instruction and study as distinguished from general academic instruction or apprenticeship; and

WHEREAS, the Board finds that it would be in the best interest of the Board to award a contract for such services to Danielle Federico, Esq. of the firm Chiesa Shahinian & Giantomasi PC based on her experience pursuant to N.J.S.A. 19:44A-20.5 as a “Fair and Open” contract as defined therein; and

WHEREAS, the aforesaid contract shall be subject to adequate funds therefor pursuant to the 2026 Budget of the Borough of Demarest.

NOW, THEREFORE BE IT RESOLVED, by the Board that Danielle Federico, Esq. of the firm Chiesa Shahinian & Giantomasi PC be retained to provide professional legal services for the Board for the term commencing on January 1, 2026, for 1 year or until a successor is appointed, and that the Board Chairman is hereby authorized to execute, and the Board Secretary

to attest, an Agreement to carry out the foregoing, a copy of which is on file in the Office of the Board Secretary and Borough Clerk and is available for public inspection, subject to the approval thereof by the Mayor and Council of the Borough of Demarest; and

BE IT FURTHER RESOLVED, that Danielle Federico, Esq. of the firm Chiesa Shahinian & Giantomasi PC be required to comply with the requirements of N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27; and

BE IT FURTHER RESOLVED, that the Board Secretary is hereby authorized and directed to cause a notice to be published in the manner provided by law setting forth the nature, duration, service and amount of the Agreement and that the resolution and Agreement are on file in the Office of the Board Secretary and the Borough Clerk and are available for public inspection.

ATTEST:

SO APPROVED:

 , Secretary

 , Chair

BOROUGH OF DEMAREST JOINT PLANNING BOARD

VOTE REGARDING APPOINTMENT OF THE 2026 PLANNING BOARD ATTORNEY

BOARD MEMBER	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT	N/E
Mr. Adelman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Brenner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Chin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. DiSclafani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilwoman Fox	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Lerner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dr. Mamdani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Jiang (Alt #1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Hamilton (Alt #2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Alevrontas (Alt #3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Bernstein	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Woods	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of Approval: January 7, 2026

**JOINT PLANNING BOARD OF THE
BOROUGH OF DEMAREST**

RESOLUTION JPB-002-26

RESOLUTION OF APPOINTMENT OF THE 2026 PLANNING BOARD ENGINEER

WHEREAS, the Borough of Demarest Joint Planning Board (the “Board”) is in need of professional engineering services; and

WHEREAS, Nick Chelius, PE of Colliers Engineering and Design, 400 Valley Road, Suite 304, Mount Arlington, New Jersey 07856, has submitted a proposal to perform such services; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) authorizes the award of a professional services contract for such services without competitive bidding by reason that such services constitute “professional services” which are services rendered or performed by a person authorized by law to practice a recognized profession, whose practice is regulated by law and the performance of which services requires knowledge of an advanced type in a field of learning acquired by a prolonged formal course of specialized instruction and study as distinguished from general academic instruction or apprenticeship; and

WHEREAS, the Board finds that it would be in the best interest of the Board to award a contract for such services to Nick Chelius, PE of Colliers Engineering and Design based on his experience pursuant to N.J.S.A. 19:44A-20.5 as a “Fair and Open” contract as defined therein; and

WHEREAS, the aforesaid contract shall be subject to adequate funds therefor pursuant to the 2026 Budget of the Borough of Demarest.

NOW, THEREFORE BE IT RESOLVED, by the Board that Nick Chelius, PE of Colliers Engineering and Design be retained to provide professional engineering services for the Board for the term commencing on January 1, 2026, for 1 year or until a successor is appointed,

and that the Board Chairman is hereby authorized to execute, and the Board Secretary to attest, an Agreement to carry out the foregoing, a copy of which is on file in the Office of the Board Secretary and Borough Clerk and is available for public inspection, subject to the approval thereof by the Mayor and Council of the Borough of Demarest; and

BE IT FURTHER RESOLVED, that Nick Chelius, PE of Colliers Engineering and Design be required to comply with the requirements of N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27; and

BE IT FURTHER RESOLVED, that the Board Secretary is hereby authorized and directed to cause a notice to be published in the manner provided by law setting forth the nature, duration, service and amount of the Agreement and that the resolution and Agreement are on file in the Office of the Board Secretary and the Borough Clerk and are available for public inspection.

ATTEST:

SO APPROVED:

 , Secretary

 , Chair

BOROUGH OF DEMAREST JOINT PLANNING BOARD

VOTE REGARDING APPOINTMENT OF THE 2026 PLANNING BOARD ENGINEER

BOARD MEMBER	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT	N/E
Mr. Adelman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Brenner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Chin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. DiSclafani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilwoman Fox	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Lerner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dr. Mamdani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Jiang <i>(Alt #1)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Hamilton <i>(Alt #2)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Alevrontas <i>(Alt #3)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Bernstein	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Woods	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of Approval: January 7, 2026

**JOINT PLANNING BOARD OF THE
BOROUGH OF DEMAREST**

RESOLUTION JPB-003-26

RESOLUTION OF APPOINTMENT OF THE 2026 PLANNING BOARD PLANNER

WHEREAS, the Borough of Demarest Joint Planning Board (the “Board”) is in need of professional planning services; and

WHEREAS, Darlene Green, PP, AICP of Colliers Engineering and Design, 53 Frontage Rd, Suite 110, Hampton, New Jersey 08827, has submitted a proposal to perform such services; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) authorizes the award of a professional services contract for such services without competitive bidding by reason that such services constitute “professional services” which are services rendered or performed by a person authorized by law to practice a recognized profession, whose practice is regulated by law and the performance of which services requires knowledge of an advanced type in a field of learning acquired by a prolonged formal course of specialized instruction and study as distinguished from general academic instruction or apprenticeship; and

WHEREAS, the Board finds that it would be in the best interest of the Board to award a contract for such services to Darlene Green, PP, AICP of Colliers Engineering and Design based on her experience pursuant to N.J.S.A. 19:44A-20.5 as a “Fair and Open” contract as defined therein; and

WHEREAS, the aforesaid contract shall be subject to adequate funds therefor pursuant to the 2026 Budget of the Borough of Demarest.

NOW, THEREFORE BE IT RESOLVED, by the Board that Darlene Green, PP, AICP of Colliers Engineering and Design be retained to provide professional planning services for the Board for the term commencing on January 1, 2026, for 1 year or until a successor is appointed,

and that the Board Chairman is hereby authorized to execute, and the Board Secretary to attest, an Agreement to carry out the foregoing, a copy of which is on file in the Office of the Board Secretary and Borough Clerk and is available for public inspection, subject to the approval thereof by the Mayor and Council of the Borough of Demarest; and

BE IT FURTHER RESOLVED, that Darlene Green, PP, AICP of Colliers Engineering and Design be required to comply with the requirements of N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27; and

BE IT FURTHER RESOLVED, that the Board Secretary is hereby authorized and directed to cause a notice to be published in the manner provided by law setting forth the nature, duration, service and amount of the Agreement and that the resolution and Agreement are on file in the Office of the Board Secretary and the Borough Clerk and are available for public inspection.

ATTEST:

SO APPROVED:

 , Secretary

 , Chair

BOROUGH OF DEMAREST JOINT PLANNING BOARD

VOTE REGARDING APPOINTMENT OF THE 2026 PLANNING BOARD PLANNER

BOARD MEMBER	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT	N/E
Mr. Adelman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Brenner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Chin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. DiSclafani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilwoman Fox	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Lerner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dr. Mamdani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Jiang (Alt #1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Hamilton (Alt #2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Alevrontas (Alt #3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Bernstein	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Woods	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of Approval: January 7, 2026

**JOINT PLANNING BOARD OF THE
BOROUGH OF DEMAREST**

RESOLUTION JPB-004-26

RESOLUTION OF APPOINTMENT OF THE 2026 PLANNING BOARD SECRETARY

WHEREAS, the Borough of Demarest Joint Planning Board (the “Board”) is in need of Secretary; and

WHEREAS, Michael Greco, has been the secretary for the board for the past 2 years; and

WHEREAS, the M.L.U.L. allows for the Joint Planning Board to appoint a Board Secretary; and

WHEREAS, Michael Greco was appointed as the Demarest Land Use Secretary, through Resolution 165-23 by the Mayor and Council; and

WHEREAS, Michael Greco has performed all the duties of the Board Secretary position for the past 2 years to the satisfaction of the board.

NOW, THEREFORE BE IT RESOLVED, by the Joint Planning Board of the Borough of Demarest that Michael Greco be appointed to the position of Board Secretary for the year of 2026 with the salary set forth by the mayor and council.

ATTEST:

SO APPROVED:

, Secretary

, Chair

BOROUGH OF DEMAREST JOINT PLANNING SECRETARY

VOTE REGARDING APPOINTMENT OF THE 2026 PLANNING BOARD PLANNER

BOARD MEMBER	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT	N/E
Mr. Adelman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Brenner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Chin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. DiSclafani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilwoman Fox	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Lerner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dr. Mamdani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Jiang (<i>Alt #1</i>)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Hamilton (<i>Alt #2</i>)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Alevrontas (<i>Alt #3</i>)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Bernstein	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Woods	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of Approval: January 7, 2026

**JOINT PLANNING BOARD OF THE
BOROUGH OF DEMAREST**

RESOLUTION JPB-005-26

RESOLUTION APPROVING 2026 PUBLIC MEETING DATES

WHEREAS, pursuant to the "Open Public Meetings Act", P.L. 1975, c.231, all meetings of all public bodies wherein formal action, decisions or discussion relating to the public business are required to be publicly announced and scheduled, with adequate posting and advance notice of the time, date, location and to the extent known, the purpose or agenda of each such meeting; and

WHEREAS, the Joint Planning Board of the Borough of Demarest (the "Board") wishes to provide adequate notice of the Board's regular meeting schedule for the year 2026 in accordance with the "Open Public Meetings Act", P.L. 1975, c.231.

NOW, THEREFORE, BE IT RESOLVED by the Board that the following dates are hereby fixed as the regular meeting dates of the Board for the year 2026 at 7:30 p.m. as follows:

Wednesday, January 7, 2026
Wednesday, February 4, 2026
Wednesday, March 4, 2026
Wednesday, April 1, 2026
Wednesday, May 6, 2026
Wednesday, June 3, 2026
Wednesday, July 1, 2026
Wednesday, August 5, 2026
Wednesday, September 2, 2026
Wednesday, October 7, 2026
Wednesday, November 4, 2026
Wednesday, December 2, 2026

All meetings will be held at Demarest Borough Hall, 118 Serpentine Road, Demarest, New Jersey 07627. Other Special Meetings, as the public business may require, shall be scheduled and held, but pursuant to and with such additional notice as is required by the Open Public Meetings Act

BE IT FURTHER RESOLVED, that the Board Secretary is hereby requested have a copy of this Resolution posted for public viewing in the Municipal Complex of the Borough of Demarest, to file a copy with the Borough Clerk, and to cause this Resolution to be published in the designated official newspaper(s) of the Borough of Demarest.

This Resolution shall take effect immediately.

ATTEST:

SO APPROVED:

 , Secretary

 , Chair

BOROUGH OF DEMAREST JOINT PLANNING BOARD

VOTE REGARDING APPROVING 2026 PUBLIC MEETING DATES

BOARD MEMBER	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT	N/E
Mr. Adelman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Brenner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Chin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. DiSclafani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilwoman Fox	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Lerner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dr. Mamdani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Jiang <i>(Alt #1)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Hamilton <i>(Alt #2)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Alevrontas <i>(Alt #3)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Bernstein	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Woods	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of Approval: January 7, 2026

**JOINT PLANNING BOARD OF THE
BOROUGH OF DEMAREST**

RESOLUTION JPB-006-26

RESOLUTION ADOPTING THE 2025 YEAR END REPORT

WHEREAS, pursuant to N.J.S.A. 40:55D-70.1, the Borough of Demarest Joint Planning Board (the "Board") is obligated, at least once a year, to review its decisions on applications and appeals for variances and prepare and adopt by resolution a report to the Governing Body on its findings on zoning ordinance provisions which were the subject of variance requests and its recommendations for zoning ordinance amendment or revision, if any; and

WHEREAS, the aforesaid report has been prepared and circulated by the Board Attorney and reviewed by all members of the Board; and

WHEREAS, after review by all members of the Board, it is their desire to adopt this report as their statement to the Governing Body regarding its decisions on applications and appeals for variances considered by the Board in 2025 pursuant to N.J.S.A. 40:55D-70.1.

NOW, THEREFORE, BE IT RESOLVED by the Board of the Borough of Demarest, that the enclosed report be adopted as their statement to the Governing Body of the Borough of Demarest regarding all applications and appeals that were decided by the Board in 2025.

A copy of this Resolution shall be given to the Borough Clerk.

ATTEST:

SO APPROVED:

, Secretary

, Chair

BOROUGH OF DEMAREST JOINT PLANNING BOARD

VOTE REGARDING ADOPTION OF THE 2025 YEAR END REPORT

BOARD MEMBER	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT	N/E
Mr. Adelman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Brenner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Chin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. DiSclafani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilwoman Fox	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Lerner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dr. Mamdani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Jiang (<i>Alt #1</i>)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Hamilton (<i>Alt #2</i>)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Alevrontas (<i>Alt #3</i>)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Bernstein	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Woods	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of Approval: January 7, 2026



CHIESA SHAHINIAN & GIANTOMASI PC

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csglaw.com

DANIELLE M. FEDERICO
Counsel
dfederico@csglaw.com

O 973.530.2384

F 973.325.1501

January 2, 2026

Mayor Brian Bernstein, and Members of the Borough Council
The Borough of Demarest
118 Serpentine Road
Demarest, New Jersey 07627-2199

Re: Joint Planning Board's 2025 Year End Report to the Governing Body

Dear Mayor Bernstein and Members of the Borough Council:

As you may be aware, pursuant to N.J.S.A. 40:55D-70.1, the Joint Planning Board ("Board") is obligated to send a report to the Governing Body regarding the Applications considered during the year and if there are any recommended amendments to the Zoning Ordinance:

The [Joint Planning Board] shall, *at least once a year*, review its decisions on applications and appeals for variances and prepare and adopt by resolution a report on its findings on zoning ordinance provisions which were the subject of variance requests and its recommendations for zoning ordinance amendment or revision, if any. The [Joint Planning Board] shall send copies of the report and resolution to the governing body and planning board.

Enclosed please find a chart detailing all of the applications considered by the prior Zoning Board of Adjustment and Joint Planning Board for 2025. In total, there were eight (8) applications heard by the Board in 2025, which were all approved with conditions. There were also three (3) interpretation requests of the Zoning Ordinance heard by the Board in 2025. As specified therein, the vast majority of Board applications were for variances pursuant to N.J.S.A. 40:55D-70(c); there was only one (1) variance pursuant to N.J.S.A. 40:55D-70(d). The majority of applications concerned properties in the BB Zone. Further, the majority of the applications, with the exception of the two (2) subdivision applications, involved undersized lots. The (2) subdivision applications both involved oversized lots and removed significant pre-existing non-conformities as a result of the approved applications.

In light of the applications heard in 2025, the Board has the following comments for the Governing Body:

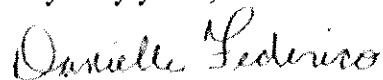
- 1) Mass and Scale of Buildings: Overall, the Board feels that the mass and scale of buildings is too large, especially under the current Zoning Ordinance with garages not being included in Floor Area Ratio ("FAR"). In order to regulate this, the Board

recommends that garages be included back into the FAR calculation. This change should help reduce the overall size of homes and make them less boxy. Additionally, the definition of Livable Floor Area has caused confusion should be eliminated entirely and replaced by FAR, which is consistent with the Municipal Land Use Law ("MLUL"). The Board recommends that the Council consider a sliding scale for FAR based on the size of the lot in order to better regulate the mass of buildings on oversized lots.

- 2) **Building Height:** Prior Zoning Ordinances and the existing Limiting Schedule led to contradictory and inconsistent applications and confusion in the Borough regarding how building height is calculated and the maximum building height in Zones A, BB, B, C and D. The Zoning Ordinance should be revised so that height is calculated uniformly in all zones and calculated to the maximum peak height. Additionally, the Board recommends that flat roofs be prohibited in all zones.
- 3) **Accessory Structures:** Instead of blanket regulations for all accessory uses, accessory structures should be listed based on accessory types, with proposed setbacks and regulations for each.
- 4) **Setbacks:** The Zoning Ordinance should include a combined side yard setback requirement. In order to prevent overdevelopment on oversized lots, the Council may also want to consider a sliding scale for setbacks based on lot size, which would increase the minimum side yard setbacks on larger lots.

Please do not hesitate to contact me with any questions or comments.

Very truly yours,



Danielle M. Federico

Encl.

Cc: Michael Greco, Board Clerk
Joint Planning Board

Borough of Demarest Joint Planning Board

**ANNUAL REPORT
(Pursuant to N.J.S.A. 40:55D-70.1)
(Applications Considered - January 2025 through December 2025)**

As there was a change in Board structure, have included in this Report both the prior Zoning Board of Adjustment applications and the Joint Planning Board applications.

During 2025, the Board concluded the following eight (8) Applications:

Docket No.	Applicant Name & Property Information	Application Description	Zone	Hearing Date(s)	Variances Received	Decision	Resolution No. & Adoption Date	Notes
1	Mia Rapaport 20 Pine Hill Road Block 84.07, Lot 12	"C" Variance application to construct a new home	BB	1/21/2025	1) Minimum lot area: <ul style="list-style-type: none"> • 30,000sf required; 28,000 sf existing and proposed 2) Maximum retaining wall height: <ul style="list-style-type: none"> • < 2' permitted; 3' proposed 	Approved with conditions 1/21/2025	ZB-006-25 adopted 2/18/2025	Undersized lot
2	Ilan Cohen 17 Laurel Board Block 1.02, Lot 20	"C" Variance application to construct a new home	D	5/7/2025	1) Maximum improved lot coverage: <ul style="list-style-type: none"> • 30% permitted; 31.4% proposed 	Approved with conditions 5/7/2025	JPB-007-25 adopted 6/4/2025	Slightly undersized. corner lot with significant grade changes

Docket No.	Applicant Name & Property Information	Application Description	Zone	Hearing Date(s)	Variances Received	Decision	Resolution No. & Adoption Date	Notes
3	Tomar Edry 17 Duck Pond Road Block 120.01, Lot 3.01	Appeal of zoning officer's denial of zoning permit for in-ground pool, patio and sports court	A	5/7/2025	N/A - the Board determined that Property does not front on 2 roads and that the proposed in-ground pool, patio and sports court are located entirely in the rear yard and do not encroach in the side yard; therefore no variance relief was required	Approved with condition 5/7/2025	JPB-008-25 adopted 6/4/2025	Undersized lot
4	7 Christie Street LLC 7 Christie Street Block 38, Lot 653	"C" Variance and D(4) (FAR) Variance Application to construct a new home	D	7/2/2025	1) Maximum livable floor area: <ul style="list-style-type: none"> • 30% permitted; • 37.38% proposed 2) Maximum building coverage: <ul style="list-style-type: none"> • 20% permitted; • 27.6% proposed 3) Maximum improved lot coverage: <ul style="list-style-type: none"> • 30% permitted; • 36.45% proposed 4) Maximum residential and parking coverage: <ul style="list-style-type: none"> • 25% permitted; • 30.24% proposed 	Approved with conditions 7/2/2025	JPB-010-25 adopted 8/6/2025	Undersized lot

Docket No.	Applicant Name & Property Information	Application Description	Zone	Hearing Date(s)	Variances Received	Decision	Resolution No. & Adoption Date	Notes
5	BF Development LLC 44 Pine Terrace Block 84, Lot 3.07	Minor subdivision and "C" Variance application to subdivide the existing property into 2 lots – Lot 3.08 to contain a new single-family home and Lot 3.09 to contain the existing single-family home	BB	7/2/2025	<p>1) Minimum lot area:</p> <ul style="list-style-type: none"> 30,000 sf required for Lot 3.08 and 24,768 sf proposed for Lot 3.09 <p>2) Minimum lot frontage:</p> <ul style="list-style-type: none"> 150 feet required; 144.90 feet proposed for Lot 3.08. and 144.89 feet proposed for Lot 3.09 	Approved 7/2/2025	JPB-011-25 adopted 8/6/2025	Oversized lot with pre-existing, non-conformity of improved lot coverage that was removed as a result of this application

6	JPB-25-006	M&M Developers LLC 30 Hardenburgh Avenue Block 27, Lot 269	Minor subdivision and "C" Variance application to subdivide the existing property into 3 lots – Lot 269.01, Lot 269.02 and Lot 269.03 and construct new single-family homes on each lot	D	7/29/2025	<p>1) Minimum lot area:</p> <ul style="list-style-type: none"> • 10,000 sf required and 8,700 sf proposed for Lot 269.02 <p>2) Minimum lot width:</p> <ul style="list-style-type: none"> • 100 feet required; 70 feet proposed for Lot 269.01, 60 feet proposed for Lot 269.02 and 70 feet proposed for Lot 269.03 <p>3) Minimum front yard:</p> <ul style="list-style-type: none"> • 25 feet required; 20 feet proposed for Lot 269.01 and 20 feet proposed for Lot 269.03 <p>4) Maximum improved lot coverage:</p> <ul style="list-style-type: none"> • 30% permitted; 33.97% proposed for Lot 269.02 <p>5) Maximum residential and parking coverage:</p> <ul style="list-style-type: none"> • 25% permitted; 28.97% proposed for Lot 269.02 <p>1) Waiver received for minimum lot size and dimensions</p>	Approved 7/29/2025	JPB-012-25 adopted 8/6/2025	Oversized lot with pre-existing non-conforming commercial and multi-family residential uses removed as a result of this application
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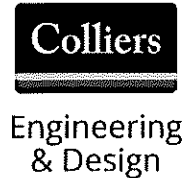
Docket No.	Applicant Name & Property Information	Application Description	Zone	Hearing Date(s)	Variances Received	Decision	Resolution No. & Adoption Date	Notes
7	JPB-25-008 29 John Demarest LLC 29 John Street Block 154, Lot 11	"C" Variance application for 2 nd floor addition and attached garage addition	C	9/3/2025	1) Minimum side yard: • 35 feet required; 12.5 feet existing and 26.67 feet proposed	Approved 9/3/2025	JPB-013-25 adopted 10/15/2025	Undersized, corner lot with 2 front yards
8	JPB-25-005 Jason Lieberman 93 Pine Terrace Block 84.08, Lot 1	"C" Variance application to install a 6-foot high fence	BB	10/15/2025	1) Maximum fence height in front yard: • 4 feet permitted; 6 feet proposed	Approved 10/15/2025	JPB-014-25 adopted 11/5/2025	Corner lot with 3 front yards

In addition to their applications the Joint Planning Board made three (3) interpretations of the Borough's Zoning Ordinance;

Resolution No.	Hearing Date(s)	Interpretation Description	Code Section	Summary of Interpretation
1	4/2/2025	Are air conditioning units and generators accessory structures and, therefore, prohibited in the side yard?	175-27B – Accessory Structures	Air conditioning units and generators are not structures, as they are not for occupancy, use or ornamentation and, therefore, are not accessory structures; air conditioning units and generators are ancillary support equipment and, as such, are permitted in the side yard in residence districts, but are not permitted in the front yard; air conditioning units and generators shall comply with all setback and impervious coverage requirements.
2	4/2/2025	Should garages and basements be included in livable floor area? If finished or heated, does that change their status? Should substantially above-grade basements be treated differently?	175-27B - Livable Floor Area	The definition of livable floor area does not include basements that at least 70% below average grade whether heated or unheated; the definition of livable floor area does not include garage spaces whether heated or unheated; the definition of livable floor area does not include unheated and non-livable parts of a principle or accessory structure.

3	JPB-016-25	10/15/2025	<p>Did Ordinance 1025-15 change the height restrictions in all zones of just Zones A, BB and B?; b) are Zones C and D subject to 24’/30’ height restrictions?; c) how is height measured – to the “highest point of the roof” or using the “average mean height”?; and d) what are the flat roof restrictions in the Zones A, BB, B, C and D?</p>	<p>Ordinance 1025-15 (the “2015 Ordinance”) and the August 2021 Limiting Schedule - Re: Building Height</p>	<p>The August 2021 Limiting Schedule has led to contradictory and inconsistent applications and confusion in the Borough regarding how building height is calculated and the maximum building height in Zones A, BB, B, C and D and is open to interpretation.</p> <p>The 2021 Limiting Schedule is inconsistent on its face and did not accurately reflect the amendments made by the 2015 Ordinance with respect to maximum building heights; the intent of the 2015 Ordinance was that the use of average height, as opposed to maximum height, be applied only to Zones A, B and BB; therefore, the maximum average building height is 33 feet in Zone A and 30 feet in Zones B and BB and in Zones A, B and BB is measured by the Average Natural Grade all around the building to average height of the roof; the intent of the 2015 Ordinance to increase the maximum height for flat roofs to 30 feet be applied only to Zones A, B and BB; the 2015 Ordinance explicitly stated that Zones C and D remain unchanged; therefore, the maximum building height in Zones C and D is 30 feet and is measured by the Average Natural Grade all around the building to the highest point of the roof; the maximum building height for flat roofs in Zones C and D is 24 feet.</p>
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400 Valley Road Suite 304
Mt. Arlington, NJ 07856
Main: 877 627 3772



January 5, 2026

Michael Greco, Board Secretary
Zoning Board of Adjustment
Borough of Demarest
118 Serpentine Road
Demarest, NJ 07627

8 Glenwood Avenue
Block 121, Lot 7
Borough of Demarest, Bergen, NJ
Joint Land Use Board Application County - Engineering Review
Colliers Engineering & Design Project No. DEZ0057

Dear Mr. Greco:

Pursuant to your request, our office has reviewed the following plans and other documents filed by the Applicant in support of a Variance Application. The Applicant is proposing to demolish the existing rear wooden deck & concrete pad, front paver walkway and portion of the front sidewalk and construct a rear addition, paver walkway, sidewalk improvements, drainage improvements and other related improvements.

- a) Site plans consisting of five (5) sheets, prepared and signed by Michael E. Dipple, PE, of L2A Design LLC, dated September 19, 2025; **Revised December 8, 2025;**
- b) Architectural Plans consisting of one (1) sheet, prepared and signed by Jose I Carballo AIA, dated September 19, 2025; **Last revised December 4, 2025;**
- c) Property Survey consisting of one (1) sheet, prepared and signed by Stephen P. EID, LS, dated May 23, 2025;
- d) Zoning officer denial letter, prepared and signed by Michael Greco, dated October 28, 2025;
- e) Variance Application for the subject property and attachments;

The Property Owner/Applicant is:

Barbara and Martin Vitale
c/o Matthew Capizzi, Esq
205 Fairview Avenue
Westwood, NJ 07675

The Applicant/Owner shall notify the Borough of Demarest Zoning Board of Adjustment of any changes to the above information.

Engineering Review

I. Project Description & Location

According to the property survey, the site is currently occupied by a 2-story single-family dwelling with associated driveway, walkways, deck, garage, and other related improvements, some of which are to be demolished. The Applicant is proposing to construct a new 1 story addition on the rear of

the existing dwelling, paver walkway, concrete steps, concrete sidewalk, drainage improvements and other related improvements on the property.

The property is a rectangular shaped parcel consisting of 10,179 SF. The property is located on the north side of Glenwood Ave, between County Road and Elm Place. The dwelling front faces Glenwood Avenue and driveway access is provided on Glenwood Avenue. The property is located in the residential D Zone according to the Borough Zoning Map.

The property is located in Zone X (area determined to be outside the 0.2% annual chance floodplain) as shown on the Flood Insurance Rate Map (FIRM) for the Borough of Demarest dated August 2019.

II. Zoning Requirements & List of Variances / Waivers Requested

A. Bulk Zoning Requirements:

Zone: D

Use: Single Family Residential

Description	Required	Existing	Proposed	Complies
Lot area	10,000 sf.	10,179 sf.	10,179 sf.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Lot Frontage	100 ft.	100 ft.	100.00 ft.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Lot depth	100 ft.	100 ft.	101.22 ft.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Front yard setback**	25 ft.	24.9 ft.	24.9 ft.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Side yard setback*	10.0 ft.	11.41 ft.	8.36 ft.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Rear yard depth	30 ft.	44.40 ft.	38.80 ft.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Rear yard width	100 ft.	100 ft.	100 ft.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Building Height	30 ft.	29.18 ft.	29.26 ft.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Max Building Coverage*	20 %	15.81%	27.67 %	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Max Livable Floor Area*	30 %	28.49%	41.22 %	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Residential & Parking Coverage*	25 %	22.03%	33.89 %	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Impervious Coverage*	30 %	26.78%	36.00 %	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

N/A = not applicable
 * = variance required
 ** = pre-existing non-conformance

B. The Following Variances Appear to be Required:

1. Minimum Front Yard setback – There is a pre-existing non-conformance for front yard setback of 24.90 FT where a minimum of 25 FT is required. No changes are proposed to the front yard setback.
2. Building Coverage – The Applicant is proposing a max building coverage of ~~2,193 SF (21.55%)~~ **2816.43 (27.67 %)** where the maximum of 2,035.8 SF (20%) is permitted.
A variance is required for this condition.
3. Livable Floor Area – The Applicant is proposing a max livable floor area of ~~3,562.65 SF (35.0%)~~ **4,195.8 SF (41.22 %)** where the maximum of 3,053.7 SF (30%) is permitted.
A variance is required for this condition.
4. Residential & Parking Coverage – The Applicant is proposing a residential & parking coverage of ~~2,826.32 SF (27.7%)~~ **3449.52 SF (33.89 %)** where the maximum of 2,544.8 SF (25%) is permitted.
A Variance is required for this condition.
5. Improved Coverage – The Applicant is proposing improved coverage of **3664.52 (36.0 %)** where the maximum of 3,053.7 SF (30%) is permitted.
A variance is required for this condition.
6. The Applicant is proposing a side yard setback on the southern side of the property of 8.36 feet where a minimum of 10 feet is required.
A variance is required for this condition.
7. We note that one of the proposed balconies appears to encroach into the rear yard setback. A dimension to the balcony has not been provided on the site plans. The Applicant should be prepared to provide testimony to clarify the setback to the balcony.
A variance may be required for this condition.

III. Engineering Review

- B. The Applicant is proposing to increase improved lot coverage from 2,725.93 SF (26.78%) to ~~3,041 SF (29.88%)~~ **3,664.52 SF (36 %)** with a net increase in coverage of ~~315 SF~~ **938.6 SF**.
 1. There is a wooden deck, stairs, AC Units and concrete landing pad in the rear of the existing dwelling which are to be removed. Existing coverage related to the improvements to be removed has not been provided. We note that the AC units do not appear to be shown on

the proposed plan, and the original location is in conflict with the addition. The Applicant should provide testimony on the location of the relocated AC units and if the associated coverage is included in the improved coverage table.

2. There are an existing paver walk and stairs in the front yard area which is to be removed as part of this application. A new 215 SF paver walkway and steps are proposed in a similar location.
- C. The Applicant is proposing one (1) precast concrete drywell in the rear yard area to collect and store stormwater runoff from what appears to be the roof area of the proposed addition. We offer the following comments related to the drainage design:
1. The Applicant has provided design calculations which indicate are based on the net increase in coverage being collected and conveyed to the proposed drywell. The Applicant has provided adequate storage to offset the net increase in improved coverage. The Applicant should provide testimony if there are any existing drainage improvements on-site.
 2. The proposed drywell and stone trench provide a total storage of 243.09 CF or 1,819 Gallons according to the design calculations.
 3. The Applicant should provide testimony to clarify what portion of the roof area is tributary to the proposed drywell system. While the drywell is sized appropriately to accommodate the net increase in coverage (938.6 SF) the total size of the addition is 1,206.87 SF and it is unclear if any of the existing roof area will become tributary to the proposed drywell. The Applicant should confirm in testimony that the drywell is sized appropriately to accommodate the total tributary drainage area, not just the net increase in coverage.
 4. The Applicant should provide testimony indicating where the drywell is proposed to overflow.
 5. A soil test shall be provided prior to the installation of the proposed seepage pits. Soil test shall include information regarding the location of the seasonal high-water table (SHWT) and percolation rate of the soil.
 6. The Applicant should provide an at-grade 6-inch PVC observation port cap or manhole cover for future maintenance in the seepage pit detail.
 7. The Borough Engineer shall be notified to inspect the seepage pits prior to backfilling.
- D. The Applicant should provide testimony related to the building height. The zoning table indicates an existing building height of 29.18 feet and proposed height of 29.33 feet although the addition is only one story. The applicant should clarify.
- E. The Applicant has depicted existing and proposed contours on the property. We offer the following comments related to grading:
1. Under existing conditions, the site drains from north to south. The highest point of the property is in the southeastern side where elevations are approximately 78 and the lowest point of the property is in the northwestern corner, where elevations are approximately 69.

2. Under proposed conditions, the high and low points are generally maintained, and drainage patterns should not be substantially impacted. Proposed grading appears to be minimal.
- F. The Applicant has indicated a total soil movement of 119 CY is anticipated to complete the proposed improvements. The Applicant should be aware that any soil movement quantity in excess of 250 CY will require Mayor and Council approval pursuant to Chapter 147 of Borough Ordinance
 - G. The Applicant is proposing a total of 20 trees on the property, 10 in each side yard area. The proposed trees are a mix of Arborvitae and Eastern Red Cedar.
 - H. Should the Board act favorably upon this application, the Applicant is hereby made aware that drainage issues may arise during or after the proposed construction. It will be the Applicant's responsibility to remedy any drainage issues caused by the proposed improvements. In addition, water runoff directed to neighboring properties is prohibited. If runoff water does enter neighboring properties as a result of the proposed improvements, the Applicant will be responsible to remedy the situation at no cost to the Borough.

Should you have any questions, you may contact me at (201) 775-1283.

Sincerely,

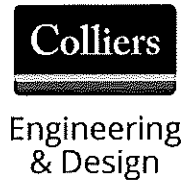
Colliers Engineering & Design



Nick Chelius, P.E., C.M.E.
Joint Land Use Board Engineer

cc: Board Members (via Joint Land Use Board Secretary)
Matthew Capizzi, Applicant's Attorney (via email)

Shelbourne at Hunterdon
53 Frontage Road, Suite 110
Hampton, New Jersey 08827
Main: 877 627 3772



December 30, 2025

PLANNING REPORT

Joint Planning Board
Borough of Demarest
118 Serpentine Road
Demarest, NJ 07627

RE: Barbara and Martin Vitale

8 Glenwood Avenue
Block 121, Lot 7
Review Letter #2
Project No. DEP-0248

Dear Board Members,

Barbara and Martin Vitale, the Applicants, seek variance relief to construct a one-story addition to the rear of their home. The Applicant also proposes a new front paver walkway and concrete steps. The Applicant proposes to remove the existing wood deck and steps at the rear of the home, the existing paver walkway, and the existing sidewalk within the right-of-way to construct the proposed improvements. The Application requires a D(4) floor area ratio (FAR) variance and "C" variances, which are detailed in Section B.

The following documents, which were submitted in support of the Application, have been reviewed:

1. Plan entitled "Variance Application; Single-Family Residential Addition," prepared by Michael E. Dipple, PE of L2A Land Design, LLC, dated September 19, 2025, revised through December 8, 2025, consisting of 5 sheets.
2. Plan entitled "Proposed Addition at Existing Single Family Home for Vitale Residence," prepared by Jose I. Carballo, RA, PP of Jose Carballo Architecture, PC, dated September 19, 2025, consisting of 1 sheet. Note that a revised Plan, dated December 4, 2025, was submitted.
3. Survey entitled "Location & Topographic Survey," prepared by Stephen P. EID, PE, PLS of EID Associates, Inc., dated May 23, 2025, consisting of 1 sheet.
4. Variance Application, dated October 28, 2025. Note that a revised Application was submitted on or about December 19, 2025.
5. Copy of Deed, recorded on April 15, 2025.
6. Zoning Permit Denial, dated October 28, 2025, consisting of 1 page.

7. Letter entitled "Single Family Residential Addition," prepared by L2A Land Design, LLC, dated October 14, 2025, consisting of 2 pages.
8. Letter entitled "JPB-25-010", prepared by Michael Greco, CMR, Borough Land Use Secretary, dated November 3, 2025, consisting of 1 page.
9. Letter entitled "Single Family Residential Addition," prepared by L2A Land Design, LLC, dated December 18, 2025, consisting of 2 pages.

A. Existing Zoning and Surrounding Land Use

The subject property is located on the north side of Glenwood Avenue in the Residence D (R-D) District. The property is surrounded by residential uses and vacant, wooded land to the northeast. See the image below for the approximate location of the subject property shown in red.¹



Yard and bulk requirements in the R-D District are:

- Minimum Lot Area – 10,000 square feet
- Minimum Lot Frontage – 100 feet
- Minimum Lot Depth – 100 feet
- Minimum Front Yard Setback – 25 feet²
- Minimum Side Yard Setback Abutting a Street – 25 feet

Minimum Side Yard Setback Abutting a Lot – 10 feet
Minimum Rear Yard Setback Depth – 30 feet³
Maximum Number of Families per Building – 1
Maximum Building Coverage – 20%
Maximum Height of Building – 24 feet/30 feet⁴
Maximum Livable Floor Area (1 or 2-stories) – 30%⁵
Maximum Improved Lot Coverage – 30%⁶
Maximum Residential Parking Coverage – 25%

B. Variances

The Application requires the following “D” variance:

1. Section 175-16 – D(4) variance for floor area ratio (“FAR”). The Ordinance limits the livable floor area for one- or two-story dwellings in the R-D District to 30% of the lot area. (It should be noted that a footnote for livable floor area describes the method to calculate said area, which is the same as a FAR calculation.)

The Applicant proposes a livable floor area (FAR) of 4,195.8 square feet or 41.22% of the lot area.

The Application requires the following “C” variances:

1. Section 175-16 – Variance for side yard setback. The Ordinance requires a ten-foot side yard setback.

The Applicant proposes an 8.36-foot side yard setback to the southeastern side lot line.

2. Section 175-16 – Variance for maximum building coverage. The Ordinance limits building coverage to 20% of the lot area.

The Applicant proposes a building coverage of 2,816.43 square feet or 27.67% of the lot area.

3. Section 175-16 – Variance for maximum improved lot coverage. The Ordinance limits improved lot coverage to 30% of the lot area.

The Applicant proposes an improved lot coverage of 3,664.52 square feet or 36% of the lot area.

4. Section 175-16 – Variance for maximum residential parking coverage. The Ordinance limits residential parking coverage to 25% of the lot area, which includes the area of the residential use and vehicle access and parking areas.

The Applicant proposes a residential and parking coverage of 3,449.52 square feet or 33.89% of the lot area.

Additionally, the following pre-existing non-conforming condition exists:

1. Section 175-16 – The Ordinance requires front yard setback of 25 feet in the R-D District. The existing front yard setback is 24.87 feet.

C. Variance Proofs

D(4) Variance

The Board should note that the court found, in Coventry Square v. Westwood Zoning Bd. of Adjustment, 138 N.J. 285 (1994), that the Applicant need not show “special reasons” that a site is particularly suited for more intensive development if the use is permitted. The Applicant is only required to demonstrate that the site will accommodate the problems associated with a larger floor area than that permitted by Ordinance. These problems typically involve the relationship of the proposal to the neighboring properties, such as intrusion into the side yard or visual incompatibility with the existing and surrounding buildings. The Board needs to determine whether the intent of zone plan and zoning ordinance will be substantially impaired by the proposed increase floor area.

“C” Variances

NJSA 40:55D-70(c) sets forth the criteria by which a variance can be granted from the bulk requirements of a zoning ordinance. The first criteria is the C(1) or hardship reasons including exceptional narrowness, shallowness or shape of a specific piece of property, or exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or extraordinary and exceptional situation uniquely affecting a specific piece of property.

The second criteria involves the C(2) or flexible “C” variance where the purposes of the MLUL would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment.

D. Waivers/Exceptions

The Application does not require any waivers/exceptions based on the information provided.

E. Comments

Based on our review of the above-referenced materials, we offer the following comments. Note that the current status of previously issued comments and new comments are provided in italics.

General

1. The Applicant’s professionals must provide testimony to support the grant of the D(4) FAR variance and “C” variances required by the Application. Testimony must address both the negative and positive criteria requirements of the MLUL.

Site Plans

2. The Zoning Analysis on Sheet C-03 of the Site Plans indicates the rear yard width is 100 feet, which complies with the Ordinance. However, Footnote A of the Limiting Schedule states, “For other than rectangular lots...” The subject property is a rectangular lot. Therefore, the

rear yard width requirement is not applicable. The Zoning Analysis shall be revised accordingly. This can be a **condition** of any potential Board approval.

3. The Zoning Analysis indicates the proposed building coverage is 21.55%, which is the area of the proposed dwelling (2,193.23 square feet) according to the Coverage Summary on the same sheet. The Engineer's October 14, 2025 Letter indicates this area includes the existing dwelling (1,609.56 square feet) and the proposed addition (583.67 square feet). However, it is unclear if this area includes the covered front porch, overhang above the driveway, and the bay window. Testimony shall be provided as this information is necessary to determine the exact relief required. As a **condition** of any potential Board approval, the Coverage Summary shall be revised to provide a detailed building coverage calculation.

*The Zoning Analysis has been revised to indicate the proposed building coverage is 27.67%, which is the area of the existing dwelling (1,609.56 square feet) and the proposed addition (1,206.87 square feet), totaling 2,816.43 square feet, according to the revised Coverage Summary and the Engineer's December 18, 2025 Letter. However, it remains unclear if the area includes the covered front porch, overhang above the driveway, bay window, and the two proposed balconies at the rear of the addition. **Testimony** shall be provided to clarify the calculation of building coverage and determine the exact relief required. The Coverage Summary shall be revised to provide the specific building areas used to calculate the proposed coverage, which can be a **condition** of any potential Board approval.*

4. The Ordinance defines "Building, Height of" as "The vertical distance measured from the average natural grade all around the building to the highest point of the roof." Additionally, "Average Natural Grade" is defined as "An average of a natural grade adjacent to the perimeter of a building measured at points 10 feet apart starting at the lowest elevation." The Zoning Analysis indicates the existing building height is 29.18 feet and the proposed building height is 29.33 feet. Note #2 of the Zoning Analysis calculates the proposed building height utilizing the proposed average grade of 74.77 feet and the roof peak elevation of 104.1 feet. Sheet C-04 provides a calculation of the existing and proposed average grade. Based on the information provided, the Applicant complies with the building height requirement. It should be noted that the Applicant proposes a one-story addition, which does not increase the highest point of the existing roof. However, due to the slope of the property, the average grade is slightly reduced from 74.92 feet to 74.77 feet, which results in an increased building height.

The revised Plans have increased the size of the proposed addition from 583.67 square feet to 1,206.87 square feet. The new footprint has slightly increased the average natural grade to 74.84 feet, which has slightly reduced the proposed building height to 29.26 feet to the roof peak, which is at an elevation of 104.1. Despite these modifications, the height still complies with the Ordinance.

5. The Ordinance defines “Livable Floor Area” as

The aggregate area of all floors included within the outer walls of a building, excluding basements, garages and other unheated areas, and including only such floor area under a sloping ceiling for which the headroom is not less than five feet six inches, and then only if at least 75% of such floor area has a ceiling height of not less than seven feet six inches and if any such floor that is situated above another story has access to the floor below by a permanent built-in stairway and has a permanent, complete floor and a means of heating to 70° F. at all times.

According to the Coverage Summary, the proposed livable area is 3,562.65 square feet. The Engineer’s October 2025 letter indicates this area includes the proposed first floor (2,153.78 square feet) and proposed second floor (1,402.75 square feet). However, this totals 3,556.53 square feet, which does not match the Coverage Summary. Additionally, it is unclear if the area of the garage and open area above the foyer were included in this calculation. Testimony shall be provided to clarify the proposed livable floor area as this information is necessary to determine the exact relief required. Additionally, as a **condition** of any potential Board approval, the Coverage Summary shall be revised to provide a detailed livable floor area calculation.

The Zoning Analysis has been revised to indicate the proposed livable floor area is 41.22%, which includes the first floor (2,829.41 square feet) and second floor (1,366.39 square feet), totaling 4,195.8 square feet, according to the Engineer’s December 18, 2025 Letter. However, details on how each floor area was calculated have not been submitted. Additional information shall be provided to clarify how the livable floor area was calculated.

*Additionally, on May 7, 2025 via Resolution JPB-006-25, the Board made an interpretation of how livable floor area should be calculated and determined the Livable Floor Area “does not include basements that are at least 70% below average grade whether heated or unheated”. The Elevations on the Architectural Plans illustrate the basement floor at 71 feet, five inches and the first floor at 80 feet, nine inches. The average natural grade is shown at 74 feet, eight and one-half inches. In order to be excluded from the livable floor area calculation, at least 70% of the basement would need to be below the average natural grade. **Testimony** shall be provided to clarify the total area of the basement and the area that is below the average natural grade. Depending on the testimony provided, the basement may be included in the livable floor area calculation, which would increase the intensity of the D(4) FAR variance.*

6. The Zoning Analysis indicates the proposed improved lot coverage is 29.88%. According to the Coverage Summary and Engineer’s October 2025 letter, this includes the dwelling (2,193.23 square feet), driveway (633.09 square feet), and walkway (215 square feet). However, as noted above, it is unclear if the proposed building area includes the covered porch, overhang above the driveway, and bay window. Additionally, it is unclear if the block curb and block wall along the side of the driveway is included in the driveway area. Furthermore, it is unclear if the walkway area includes the existing front porch and steps, proposed concrete steps, and proposed wall and curb along the walkway. The proposed

improved lot coverage is 0.22% (approximately 22 square feet) less than the maximum permitted in the R-D District. Testimony shall be provided regarding the improved lot coverage area to ensure the proposed coverage does not exceed 30% of the lot area. Additionally, as a **condition** of any potential Board approval the Coverage Summary shall be revised to provide a detailed improved lot coverage calculation.

*The Zoning Analysis has been revised to indicate the proposed improved lot coverage is 36%, which includes the building coverage (2,816.43 square feet), driveway (633.09 square feet), and walkway (215 square feet), totaling 3,664.52 square feet, according to the revised Coverage Summary and the Engineer's December 18, 2025 Letter. Therefore, the Applicant requires variance relief to permit the proposed improved lot coverage. However, as noted above, it is unclear if the building coverage includes the covered porch, overhang above the driveway, bay window, or proposed balconies. Additionally, it remains unclear if the walkway includes the uncovered front porch and steps. **Testimony** shall be provided to clarify how improved lot coverage was calculated to determine the exact relief required. The Coverage Summary shall be revised to provide the specific impervious areas used to calculate the proposed coverage, which can be a **condition** of any potential Board approval.*

7. Sheet C-02 of the Site Plans illustrates two existing AC units below the wooden deck. The deck is noted to be removed as it is located within the footprint of the proposed addition. However, the AC units are not indicated to be removed or relocated. Testimony shall be provided to clarify if the existing AC units will be relocated and/or if any new AC units are proposed. If so, the Site Plans shall be revised to illustrate any AC units and their area shall be included in the improved lot coverage calculation. Depending on the testimony and additional information provided, the proposed improved lot coverage may increase, which could trigger a variance.

*As of December 30, 2025, the Site Plans have not been revised to indicate if the proposed AC units will be removed or illustrate the new location of the AC units, if applicable. This information shall be provided. **This comment remains outstanding.***

8. The Proposed Basement Plan and Rear Elevation illustrate a window in the New Study room. The Site Plans do not illustrate a window well around this window. **Testimony** shall be provided to clarify if a window well will be provided. If so, the Site Plans shall be revised to illustrate the window well and its area shall be included in the proposed improved lot coverage calculation. Depending on the testimony and additional information provided, the proposed improved lot coverage may increase, which could trigger a variance.

It should be noted that the Applicant requires a variance for improved lot coverage based on the revised Site Plans. There are two windows proposed in the New Study room. If window wells are proposed, the intensity of the variance would increase.

9. The Coverage Calculation indicates the proposed residential and parking area is 2,250 square feet or 37.5% of the lot area. As noted above, additional information is needed to clarify the proposed building coverage and improved lot coverage, which may modify the

proposed residential and parking area. If any changes are made to these calculations, the residential and parking area in the Coverage Summary shall be updated accordingly, which can be a **condition** of any potential Board approval.

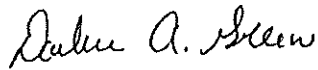
*The Zoning Analysis has been revised to indicate the proposed residential and parking area is 33.89%, which includes the building coverage (2,816.43 square feet) and driveway (633.09 square feet), totaling 3,449.52 square feet, according to the revised Coverage Summary and the Engineer's December 18, 2025 Letter. However, depending on the information provided to address our comments above regarding the proposed building and improved lot coverage, the proposed residential and parking area may be modified. **Testimony** shall be provided to clarify the calculation of residential and parking coverage to determine the exact relief required. The Coverage Summary shall be revised to provide the specific areas used to calculate the proposed coverage, which can be a **condition** of any potential Board approval.*

10. The Site Plans indicate the existing sidewalk, wall, and step within the Glenwood Avenue right-of-way are proposed to be removed. Additionally, the Applicant proposes to install a new sidewalk within the right-of-way. Additionally, the proposed grading and the limit of disturbance are illustrated within the right-of-way. It is unclear if the Applicant has received permission from the Borough to conduct these improvements. **Testimony** shall be provided to clarify.
11. Sheet C-03 illustrates a row of ten evergreen trees along each side property line, which are noted to contain a mix of Green Giant Arborvitae and Eastern Red Cedar trees. It appears these trees are proposed to be planted. If so, the Site Plans shall be revised to provide the quantity of each species and the proposed size at the time of planting. This can be a **condition** of any potential Board approval.
12. The Applicant shall provide testimony as to the stability of the sloped front yard in light of the proposed elimination of the front curb/wall.
13. *The Site Plans indicates the average natural grade is 74.84 feet or 74 feet, 10.08 inches. However, the Elevations illustrate the average natural grade at 74 feet, eight and one-half inches or 74.71 feet. The Elevations shall be revised to illustrate the 74.84-foot average natural grade, which can be a **condition** of any potential Board approval.*

Should you have any questions concerning the above comments, please do not hesitate to contact my office. We reserve the right to make additional comments based upon further review or submission of revised plans or new information.

Sincerely,

Colliers Engineering & Design



Darlene A. Green, PP, AICP
Borough Planner

cc: Michael Greco, Board Secretary (mgreco@demarestnj.gov)
Nick Chelius, Board Engineer (via email nick.chelius@collierseng.com)
Matthew G. Capizzi, Applicant's Attorney (via email matthew@capizzilaw.com)
Michael E. Dipple, Applicant's Engineer (via email mdipple@l2alanddesign.com)
Jose I. Carballo, Applicant's Architect (via email email@jcarballo.com)
David Spatz, Applicant's Planner (via email davidspatz@optimum.net)

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¹ Image courtesy of <https://www.nearmap.com/us/en>, dated October 1, 2025.

² On all streets other than Knickerbocker Road, Hardenburgh Avenue, County Road, Anderson Avenue, Piermont Road, and Lenox Avenue, an alternate setback will be required, conforming to the established average setback on the street on which the lot fronts, within the same district and within 300 feet on each side of the lot along the same side of the street, but not beyond any intersecting streets, established by three or more houses.

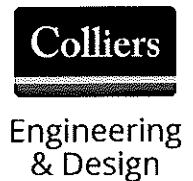
³ For other than rectangular lots, a rear yard width is required that is equal to the frontage requirement in the district, such width to be measured between points on each side line which are distant from the frontage line the number of feet specified as the minimum lot depth requirement in the district, such side line points to be measured at right angles to the frontage line. This requirement applies to all residence districts.

⁴ Measured from the average natural grade around the perimeter of the proposed structure. No more than 50% of the roof area shall exceed the specified average height. Flat roofs above 30 feet in height are expressly prohibited in all zones.

⁵ Maximum livable floor area (as defined in §175-27) is calculated as a square foot percentage of the total square footage of the lot to be developed.

⁶ The part of the site that is covered by buildings or accessory buildings; impervious or pervious tennis courts, basketball courts, decks, swimming pool decks, patios, firepits, hot tubs, or other recreational structures or improvements; impervious or pervious parking areas, driveways, walls, walkways, pavers, or similar improvements; and any other structures or impervious surfaces. Total improved lot coverage shall not exceed 30% of the lot area. The percentage of the lot to be used for the principal residential use and all vehicle access and parking areas shall not be greater than 25%.

400 Valley Road Suite 304
Mt. Arlington, NJ 07856
Main: 877 627 3772



December 18, 2025

Michael Greco, Board Secretary
Zoning Board of Adjustment
Borough of Demarest
118 Serpentine Road
Demarest, NJ 07627

35 Knickerbocker Road
Block 2, Lot 37
Borough of Demarest, Bergen County, NJ
Joint Planning Board Application - Engineering **Review #3**
Colliers Engineering & Design Project No. DEZ0056

Dear Mr. Greco:

Pursuant to your request, our office has reviewed the following plans and other documents filed by the Applicant in support of a Variance Application. The Applicant is proposing to renovate and expand the existing dwelling and construct a new 2-story addition, driveway, rear patio, curbing, drainage improvements and other related improvements.

- a) Site plans consisting of one (1) sheet, prepared by Thomas Skrabble, PE, dated August 28, 2025 **last revised December 2, 2025;**
- b) Architectural Plans consisting of three (3) sheets, prepared by Sung Park KIRA, dated December 30, 2024, last revised August 25, 2025;
- c) Property Survey consisting of one (1) sheet, prepared and signed by Jeffrey O. Males PLS, dated July 28, 2016, last revised July 21, 2025;
- d) Zoning officer denial letter, prepared and signed by Michael Greco, dated June 4, 2025;
- e) Variance Application for the subject property and attachments; signed and dated September 3, 2025.
- f) **Abutting property correspondence for Block 2, Lots 41 and 30.**

The Property Owner/Applicant is:

Hyun Jin Park & Hyun Joo Lee
c/o Matthew Capizzi, Esq
205 Fairview Avenue
Westwood, NJ 07675

The Applicant/Owner shall notify the Borough of Demarest Zoning Board of Adjustment of any changes to the above information.

Engineering Review

I. Project Description & Location

According to the property survey, the site is currently occupied by a 1.5-story single-family dwelling with associated paver driveway, masonry wall, walkways, patio, and other related improvements. The Applicant is proposing to construct a new 2 story addition, driveway, rear patio, curbing, drainage improvements and other related improvements.

The property is a rectangular shaped undersized parcel consisting of 6,000 SF. The property is located on Knickerbocker Road, between Lenox Avenue and Hardenburgh Avenue. The dwelling front faces Knickerbocker Road and driveway access is provided on Knickerbocker Road. The property is located in the residential D Zone according to the Borough Zoning Map.

The property is located in Zone X (area determined to be outside the 0.2% annual chance floodplain) as shown on the Flood Insurance Rate Map (FIRM) for the Borough of Demarest dated August 2019.

II. Zoning Requirements & List of Variances / Waivers Requested

A. Bulk Zoning Requirements:

Zone: D

Use: Single Family Residential

Description	Required	Existing	Proposed	Complies
Lot area**	10,000 sf.	6,000 sf.	6,000 sf.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Lot Frontage**	100 ft.	60.0 ft.	60.0 ft.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Lot depth	100 ft.	100 ft.	100.00 ft.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Front yard setback	25.0 ft.	39.3 ft.	27.7 ft.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Side yard setback (north)**	10.0 ft.	9.9 ft.	9.9 ft.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Side yard setback (south)	10.0 ft.	10.6 ft.	10.6 ft.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Rear yard setback	30 ft.	30.7 ft.	30.7 ft.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Rear yard width**	100 ft.	60 ft.	60 ft.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Building Height	24/30 ft.	26.7 ft.	26.7 ft.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Max Building Coverage*	20 %	18.5%	25.33 %	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Residence/Parking *	25 %	29%	37.50 %	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Improved Lot Coverage*	30 %	46.40%	41.83 %	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Floor Area*	30%	30%	36.98%	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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N/A = not applicable

* = variance required

** = pre-existing non-conformance

B. The Following Variances Appear to be Required:

1. Minimum Lot Area – There is a pre-existing non-conformance for lot area of 6,000 SF where a minimum of 10,000 SF is required. The Applicant does not propose to bring lot area into conformance by acquiring additional land.
2. Minimum Lot frontage – There is a pre-existing non-conformance for lot frontage of 60 ft where a minimum of 100 ft is required.
3. Minimum side yard setback – There is a pre-existing non-conformance for the side yard setback of 9.9 ft where a minimum of 10 ft is required on the northern side of the dwelling.

We note that the Applicant does not propose to encroach further into the setback than the currently existing dwelling but the encroachment is being expanded with the proposed addition.

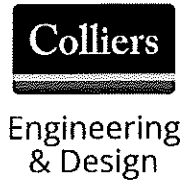
4. Minimum rear width – There is a pre-existing non-conformance for rear width of 60 ft where a minimum of 100 ft is required.
5. Building Coverage – The Applicant is proposing a max building coverage of 1,520 SF (25.33%) where the maximum of 20% is permitted.
A variance is required for this condition.
6. Impervious Lot Coverage – There is a pre-existing non-conformance for impervious coverage of 2,784 (46.40%), where a maximum of 30% is permitted. The Applicant is proposing to reduce the impervious coverage to 2,510 SF (41.83%) but still above the maximum required. This equates to a net reduction of 274 SF.
A variance is required for this condition.
7. Max Residence/Parking Coverage – The Applicant is proposing a max residence/parking coverage of 2,250 SF (37.50%) where the maximum of 1,500 (25%) is permitted.
A variance is required for this condition.
8. Max Livable Floor Area – The Applicant is proposing a livable floor area of 2,219 SF (36.98%) where a maximum of 30% is permitted.
A variance is required for this condition.

9. There is a retaining wall adjacent to the driveway, top and bottom of wall elevations have not been provided but based on the grades in the area it appears the wall is in excess of two (2) feet. Retaining walls in excess of two feet are considered structures and are not permitted in the front yard area. A potential variance is required for this condition. **The Applicant notes that retaining walls on the site are scheduled to be removed and no retaining walls are proposed. Comment addressed.**

III. Engineering Review

- B. The title block lists the property as 25 Knickerbocker Road, whereas the application indicated 35 Knickerbocker Road. The application and site plan should be reviewed for consistency. **The site plan has been updated to display 35 Knickerbocker Road in the title block. Comment addressed.**
- C. The Applicant is proposing to decrease the improved lot coverage from 2,784 SF (46.40%) to 2,510 SF (41.83%) with a net decrease in coverage of 274 SF.
- D. The Applicant is proposing two (2) recharger 330XLHD chambers in the front yard area to collect and store stormwater runoff from what appears to be the roof area of the proposed addition. We offer the following comments related to the drainage design:
 1. The Applicant has provided design calculations which indicate approximately 1,520 SF of area being collected and conveyed to the proposed drywells (the roof of the entire dwelling). The Applicant has provided adequate storage for this drainage area. We take no exception to the calculations provided.
 2. It appears that proposed chambers are being installed in front of the property. The Applicant should provide testimony indicating the offset between the foundation walls of the dwelling and the drywell system, as well as the offset to the front yard property boundary. There are concerns that the drywells are located both too close to the dwelling and the property line. A Minimum offset of 15 feet is typically recommended. **Comment remains in effect. The Applicant has rotated the proposed chambers. We note the site plan shows the distance from the dwelling addition as 15 feet and the distance to the property line is shown as 6.2 feet. Testimony should be provided.**
 3. The site plans should provide a callout clearly indicating the location of the chambers and number of chambers proposed. **Comment addressed.**
 4. The Applicant should provide testimony indicating where the chambers are proposed to overflow. **Comment remains in effect.**
 5. A soil test shall be provided prior to the installation of the proposed seepage pits. Soil test shall include information regarding the location of the seasonal high-water table (SHWT) and percolation rate of the soil. **Comment remains in effect.**
 6. The Applicant has provided an at-grade 4-inch PVC observation port cap for future maintenance in the chamber detail.

7. The Borough Engineer shall be notified to inspect the chambers prior to backfilling.
Comment remains in effect.
- E. The Applicant has depicted existing and proposed contours on the property. We offer the following comments related to grading:
 1. Under existing conditions, the site generally drains away from the dwelling in a perpendicular fashion. The site is relatively flat with grades ranging from around 117 to 116.
 2. Under proposed conditions, the high and low points are generally maintained, and drainage patterns should not be substantially impacted. Grading changes do not appear to exceed more than one (1) foot in most locations.
- F. The dimensions of the proposed addition and patio should be added to the engineering plan. **Comment addressed.**
- G. Top and bottom curb elevations should be provided adjacent to the new driveway. **The Applicant has revised the plans to include top and bottom of curb elevations. We note that one callout shows a TC elevation of 16.9 and BC elevation of 116.4 adjacent to the proposed wheel cleaning blanket. This appears to be a typo. The Applicant should review and revise accordingly.**
- H. The site plan should clearly label the extents of any proposed curb, as well as top and bottom of curb elevations. Details for full height curb and drop curb have been provided which show a "Belgian block" type curb. **Comment addressed.**
- I. It appears a portion of the existing masonry wall adjacent to the driveway area will be removed to construct the proposed improvements. The section of wall to be removed should be shown on the site plan.
 1. The Applicant should provide testimony on the height of the wall. Top and bottom of wall elevations should be provided on the plans. **Comment addressed.**
- J. The Applicant has indicated a total cut of 57 CY, and total fill of 56 CY soil is anticipated to complete the proposed improvements. We take no exceptions to the calculations provided.
- K. Should the Board act favorably upon this application, the Applicant is hereby made aware that drainage issues may arise during or after the proposed construction. It will be the Applicant's responsibility to remedy any drainage issues caused by the proposed improvements. In addition, water runoff directed to neighboring properties is prohibited. If runoff water does enter neighboring properties as a result of the proposed improvements, the Applicant will be responsible to remedy the situation at no cost to the Borough. **Continuing comment.**



Should you have any questions, you may contact me at (201) 775-1283.

Sincerely,

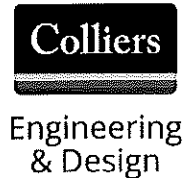
Colliers Engineering & Design

A handwritten signature in black ink, appearing to read "N. Chelius".

Nick Chelius, P.E., C.M.E.
Joint Land Use Board Engineer

cc: Board Members (via Planning Board Secretary)
Matthew Capizzi, Applicant's Attorney (via email)

Shelbourne at Hunterdon
53 Frontage Road, Suite 110
Hampton, New Jersey 08827
Main: 877 627 3772



December 15, 2025

PLANNING REPORT

Joint Planning Board
Borough of Demarest
118 Serpentine Road
Demarest, NJ 07627

RE: Hyun Jin Park & Hyun Joo Lee
35 Knickerbocker Road
Block 2, Lot 37
Review Letter #1
Project No. DEP-0242

Dear Board Members,

Hyun Jin Park and Hyun Joo Lee, the Applicants, seek variance relief to construct a one-story addition at the front of their home and construct a new second floor. The Applicant also proposes a new driveway, front walkway, and rear deck/patio and to remove the one-car garage below the first floor and create a two-car garage at grade. The existing driveway, front walkway, sidewalk, and rear patio are proposed to be removed to construct the proposed improvements. The Application requires a D(4) floor area ratio variance and "C" variances, which are detailed in Section B.

The following documents, which were submitted in support of the Application, have been reviewed:

1. Plan entitled "Soil Erosion & Sediment Control & Site Plan", prepared by Thomas W. Skrable, PE, PP, CME, dated August 28, 2025, consisting of 1 sheet. ("SESC Plan")
2. Plans entitled, "Addition & Renovation (Single Family)", prepared by Martin Santini, FAIA, RA, PP of SH Planning, dated August 25, 2025, consisting of 3 sheets.
3. Survey entitled "Survey of Property", prepared by Marc J. Cifone, PLA of Lakeland Surveying, dated July 28, 2016, revised through July 21, 2025, consisting of 1 sheet.
4. Variance Application, date received September 3, 2025.
5. Copy of Deed, recorded on August 18, 2016.
6. Copy of Zoning Permit Denial, dated June 4, 2025, consisting of 1 page.
7. Letter entitled "Proposed Dwelling Additions, #35 Knickerbocker Road, Borough of Demarest", prepared by Thomas W. Skrable, PE, PP, CME, dated August 28, 2025, consisting of 1 page.

8. Letter entitled "JPB-25-009", prepared by Michael Greco, CMR, Borough Land Use Secretary, dated September 24, 2025, consisting of 1 page.

A. Existing Zoning and Surrounding Land Use

The subject property is located on the west side of Knickerbocker Road in the Residence D (R-D) District. The property is surrounded by residential uses. See the image below for the approximate location of the subject property shown in red.¹



Yard and bulk requirements in the R-D District are:

- Minimum Lot Area - 10,000 square feet
- Minimum Lot Frontage - 100 feet
- Minimum Lot Depth - 100 feet
- Minimum Front Yard Setback - 25 feet²
- Minimum Side Yard Setback Abutting a Street - 25 feet
- Minimum Side Yard Setback Abutting a Lot - 10 feet
- Minimum Rear Yard Setback Depth - 30 feet³
- Maximum Number of Families per Building - 1
- Maximum Building Coverage - 20%
- Maximum Height of Building - 24 feet/30 feet⁴
- Maximum Livable Floor Area (1 or 2-stories) - 30%⁵
- Maximum Improved Lot Coverage - 30%⁶
- Maximum Residential Parking Coverage - 25%

B. Variances

The Application requires the following "D" variance:

1. Section 175-16 – D(4) variance for floor area ratio ("FAR"). The Ordinance limits the livable floor area for one- or two-story dwellings in the R-D District to 30% of the lot area. (It should be noted that a footnote for livable floor area describes the method to calculate said area, which is the same as a FAR calculation.)

The Applicant proposes a livable floor area (FAR) of 2,219 square feet or 36.98%. It should be noted that the existing FAR is 1,840 square feet or 30.67% of the lot area.

The Application requires the following "C" variances:

1. Section 175-16 – Variance for side yard setback. The Ordinance requires a ten-foot side yard setback. According to the Survey, the existing dwelling has a 9.9-foot side yard setback to the northern property line.

The Applicant proposes an addition to the front of the dwelling and a new second floor above, which exacerbates the building area within the required setback. **The Applicant has not requested this variance.**

2. Section 175-16 – Variance for maximum building coverage. The Ordinance limits building coverage to 20% of the lot area.

The Applicant proposes a building coverage of 1,520 square feet or 25.33% of the lot area.

3. Section 175-16 – Variance for maximum improved lot coverage. The Ordinance limits improved lot coverage to 30% of the lot area.

The Applicant proposes an improved lot coverage of 2,510 square feet or 41.83% of the lot area, which includes the proposed building coverage (1,520 square feet), proposed driveway, walkway, and steps (775 square feet), proposed deck (40 square feet), proposed patio (169 square feet), and proposed AC unit beyond the overhang (six square feet). It should be noted that the existing improved lot coverage is 2,784 square feet or 46.4% of the lot area.

4. Section 175-16 – Variance for maximum residential parking coverage. The Ordinance limits residential parking coverage to 25% of the lot area, which includes the area of the residential use and vehicle access and parking areas.

The Applicant proposes a residential and parking coverage of 2,250 square feet or 37.5% of the lot area.

Additionally, the following pre-existing non-conforming conditions exist:

1. Section 175-16 – The Ordinance requires a minimum lot area of 10,000 square feet in the R-D District. The existing lot is only 6,000 square feet.

2. Section 175-16 – The Ordinance requires a minimum lot frontage of 100 feet in the R-D District. The existing lot only has 60 feet for frontage along Knickerbocker Road.
3. Section 175-24K. – The Ordinance requires all fences to be located within property lines. According to the Survey, the existing fence encroaches onto adjacent Lot 40 to the south and adjacent Lot 5 of Block 1809 in the Borough of Haworth to the west.

C. Variance Proofs

D(4) Variance

The Board should note that the court found, in Coventry Square v. Westwood Zoning Bd. of Adjustment, 138 N.J. 285 (1994), that the Applicant need not show “special reasons” that a site is particularly suited for more intensive development if the use is permitted. The Applicant is only required to demonstrate that the site will accommodate the problems associated with a larger floor area than that permitted by Ordinance. These problems typically involve the relationship of the proposal to the neighboring properties, such as intrusion into the side yard or visual incompatibility with the existing and surrounding buildings. The Board needs to determine whether the intent of zone plan and zoning ordinance will be substantially impaired by the proposed increase floor area.

“C” Variances

NJSA 40:55D-70(c) sets forth the criteria by which a variance can be granted from the bulk requirements of a zoning ordinance. The first criteria is the C(1) or hardship reasons including exceptional narrowness, shallowness or shape of a specific piece of property, or exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or extraordinary and exceptional situation uniquely affecting a specific piece of property.

The second criteria involves the C(2) or flexible “C” variance where the purposes of the MLUL would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment.

D. Waivers/Exceptions

The Application does not require any waivers/exceptions based on the information provided.

E. Comments

Based on our review of the above-referenced materials, we offer the following comments:

General

1. The Applicant’s professionals must provide testimony to support the grant of the D(4) FAR variance and “C” variances required by the Application. Testimony must address both the negative and positive criteria requirements of the MLUL.
2. Based on our review of the submitted Plans and documents, we have identified one variance that has not been requested or identified by the Applicant. The SESC Plan shall be revised to

list all required relief or amended to comply with the Ordinance. This can be a **condition** of any potential Board approval.

Survey & SESC Plan

3. The Survey does not illustrate the existing rear yard setback to the dwelling. This information shall be added to the Survey. This can be a **condition** of any potential Board approval.
4. The Survey and SESC Plan do not illustrate the existing vinyl fence in the northern side yard, which is shown in the Existing Photo 1 on Sheet A1 of the Architectural Plans. This fence shall be shown on the Survey and SESC Plan. This can be a **condition** of any potential Board approval.
5. The SESC Plan does not illustrate the proposed side yard setbacks to the proposed additions at the front of the dwelling. This information shall be provided to confirm each of the proposed side yard setbacks. This can be a **condition** of any potential Board approval.
6. The SESC does not clearly illustrate or identify the existing improvements proposed to be removed. For example, the existing driveway and walkway are not noted to be removed. Additionally, it is unclear if the paver walkway on the north side of the dwelling will be removed. The Applicant shall provide a separate demolition plan to clearly illustrate the existing improvements to be removed. Additionally, the Applicant should revise the SESC Plan to remove the linework of the existing improvements to clearly show the proposed conditions. This can be a **condition** of any potential Board approval.
7. The Zoning Notes on the SESC Plan do not provide a column for the existing area, yard, and bulk conditions. This information shall be added to the Zoning Notes so the Board can compare the existing and proposed conditions. This can be a **condition** of any potential Board approval.
8. The Zoning Notes indicate the rear yard width is 60 feet, which is a pre-existing non-conforming condition. However, Footnote A of the Limiting Schedule states, "For other than rectangular lots..." The subject property is a rectangular lot. Therefore, the rear yard width requirement is not applicable. The Zoning Notes shall be revised accordingly. This can be a **condition** of any potential Board approval.
9. The Zoning Notes indicate the proposed building coverage is 25.33%, which is the area of the proposed dwelling (1,520 square feet) according to the Lot Coverage Calculations. However, it is unclear if this area includes the roof over the front porch and the two-foot-deep overhang at the rear of the dwelling. Testimony shall be provided to clarify.
10. The Ordinance defines "Building, Height of" as "The vertical distance measured from the average natural grade all around the building to the highest point of the roof." Additionally, "Average Natural Grade" is defined as "An average of a natural grade adjacent to the perimeter of a building measured at points 10 feet apart starting at the lowest elevation." The Height Calculations on the SESC Plan indicates the proposed height is 26.7 feet,

measured from the average grade (116.9 feet) to the average "mid-roof" (143.6 feet). However, it is unclear how the average natural grade was calculated. Additionally, the calculation does not use the highest point of the roof. The Applicant shall revise the Height Calculation to provide a detailed calculation of the average natural grade and the elevation of the highest point of the roof. Said grades shall also be shown on the SESC Plan. Furthermore, the average natural grade shall be noted on the Elevations on Sheet A3 of the Architectural Plan.

11. The Ordinance defines "Livable Floor Area" as

The aggregate area of all floors included within the outer walls of a building, excluding basements, garages and other unheated areas, and including only such floor area under a sloping ceiling for which the headroom is not less than five feet six inches, and then only if at least 75% of such floor area has a ceiling height of not less than seven feet six inches and if any such floor that is situated above another story has access to the floor below by a permanent built-in stairway and has a permanent, complete floor and a means of heating to 70° F. at all times.

According to the Information of Bldg. Area table on Sheet A1 of the Architectural Plans and the Engineer's August 28, 2025 Letter, the proposed livable area is 2,219 square feet. This includes the 1,130 square foot first floor and the 1,089 square foot second floor. The Area Information diagrams on Sheet A2 of the Architectural Plans indicates the first-floor area excludes the 390 square foot garage and the second-floor area excludes the 46 square foot open area above the foyer and the 284 square foot open area above the family room and stairs. Therefore, the livable floor area was calculated pursuant to the definition above.

12. The Zoning Notes indicate the proposed improved lot coverage is 41.83%. The Improved Lot Coverage Calculations on the SESC Plan calculates an area of 2,510 square feet, which includes the proposed dwelling (1,520 square feet), driveway, walkway, and steps (775 square feet), deck (40 square feet), patio (169 square feet), and A/C unit beyond the overhang (six square feet). However, it is unclear if this area includes any existing impervious surfaces to remain, such as the walkway on the north side of the dwelling. Testimony regarding Improved Lot Coverage Calculation shall be provided to clarify.
13. The Improved Lot Coverage Calculations indicate the proposed residential and parking area is 2,250 square feet or 37.5% of the lot area. However, it is unclear how this area was calculated. This calculation shall be provided on the Plan to clarify. This can be a **condition** of any potential Board approval.
14. The SESC Plan illustrates the proposed AC unit partially below the two-foot-deep overhang at the rear of the dwelling. According to the scale provided on the Elevations, the overhang is approximately two feet above grade. It is unclear how an AC unit can fit below this overhang. Testimony shall be provided to clarify. The Applicant shall note that if the AC unit will be relocated from below the overhang, the proposed improved lot coverage would increase.

15. The SESC Plan includes a tree protection detail and illustrates two trees in the southeast corner of the property will be protected. Testimony shall be provided if any tree removal will be required as a result of the proposed improvements.

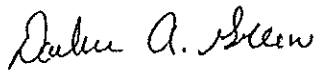
Architectural Plan

16. The Proposed 1st Floor Plan on Sheet A2 of the Architectural Plans indicates the hatched area at the front of the dwelling represents the proposed two-story addition. However, the Proposed 2nd Floor Plan on the same sheet does not illustrate the second floor above the front porch. Instead, this area is labeled as "roof". The Front Elevation on Sheet A3 illustrates a roof above the front porch, not a portion of the proposed second floor. This discrepancy shall be eliminated. This can be a **condition** of any potential Board approval.

Should you have any questions concerning the above comments, please do not hesitate to contact my office. We reserve the right to make additional comments based upon further review or submission of revised plans or new information.

Sincerely,

Colliers Engineering & Design



Darlene A. Green, PP, AICP
Borough Planner

cc: Michael Greco, Board Secretary (mgreco@demarestnj.gov)
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¹ Image courtesy of <https://www.nearmap.com/us/en>, dated October 1, 2025.

² On all streets other than Knickerbocker Road, Hardenburgh Avenue, County Road, Anderson Avenue, Piermont Road, and Lenox Avenue, an alternate setback will be required, conforming to the established average setback on the street on which the lot fronts, within the same district and within 300 feet on each side of the lot along the same side of the street, but not beyond any intersecting streets, established by three or more houses.

³ For other than rectangular lots, a rear yard width is required that is equal to the frontage requirement in the district, such width to be measured between points on each side line which are distant from the frontage line the number of feet specified as the minimum lot depth requirement in the district, such side line points to be measured at right angles to the frontage line. This requirement applies to all residence districts.

⁴ Measured from the average natural grade around the perimeter of the proposed structure. No more than 50% of the roof area shall exceed the specified average height. Flat roofs above 30 feet in height are expressly prohibited in all zones.

⁵ Maximum livable floor area (as defined in §175-27) is calculated as a square foot percentage of the total square footage of the lot to be developed.

⁶ The part of the site that is covered by buildings or accessory buildings; impervious or pervious tennis courts, basketball courts, decks, swimming pool decks, patios, firepits, hot tubs, or other recreational structures or improvements; impervious or pervious parking areas, driveways, walls, walkways, pavers, or similar improvements; and any other structures or impervious surfaces. Total improved lot coverage shall not exceed 30% of the lot area. The percentage of the lot to be used for the principal residential use and all vehicle access and parking areas shall not be greater than 25%.