

**AGENDA**  
**REGULAR MEETING**  
**ZONING BOARD OF ADJUSTMENT**

**June 15, 2021**

The notice requirements of the Open Public Meetings Act of the State of New Jersey have been satisfied by the inclusion of the date, time, and place of this regular meeting in the annual schedule and notice of regular meetings of this Board. Such annual schedule and notice of regular meetings are posted at Borough Hall, were mailed to the Star Ledger and The Record, and have been filed with the Borough Clerk of Demarest on January 28, 2021.

Join Zoom Meeting

<https://us02web.zoom.us/j/7318183076?pwd=cGY3R3JOQnlmSGE1V0pQMkp1NG9RZz09>

Meeting ID: 731 818 3076  
 Passcode: 271918

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

<b>BOARD ROLL CALL:</b>	<b>PRESENT</b>	<b>ABSENT</b>
Mr. Woods, Vice-Chair		
Mr. Davis		
Mr. Corrado		
Mr. Morrison		
Mr. Park		
Mr. Press		
Ms. Hayden, Chairwoman		
Alternate #1 Mr. McLain		
Also Present:		
Marti Francis, Board Secretary		
Mark Madaio, Board Attorney		
Carl O'Brien, Board Engineer (if applicable)		

**Variance Application 809.21**

14 Eric Place  
 Block 144 Lot 4  
 Stuart & Jaime Entner  
 Lies in C District

GENERAL ZONING	REQUIRED	EXISTING	PROPOSED
Lot Area	15,000 sf	14,953.80 sf	No Change - EN
Frontage	100 ft	100.00 ft	No Change
Lot Depth	100 ft	149.55 ft	No Change
Min. Front Yard	35 ft	33.29 ft	No Change -EN
Min. Side	15 ft	14.80 ft	No Change - EN
Min. Rear Yard	30 ft	44.12 ft	No Change
Bldg. Height	30 ft	≤ 30 ft	No Change
Building Coverage	20%	19.57%	No Change
Impervious Coverage*	30%	41.42	No Change -EN
FAR	30%	±30%	No Change

(\*) Variance Required  
 EN – existing non-conforming

Motion:  
 Second:

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

**Variance Application # 811.21**

Application submitted 05/27/21—New Application – Variance needed for pool within front yard of Pine Terrace

**Applicant Name: Sugarman**

Block 84.05 Lot 1  
 Address 1 Irene Court  
 Lies in D District: BB

GENERAL ZONING	REQUIRED	EXISTING	PROPOSED
Lot Area	30,000 sf.	24,958 sf	24,958 sf - EN
Frontage	150 ft	459.38 ft	459.38 ft
Lot Depth	150 ft	155.18 ft	155.18 ft
Min. Front Yard (Irene)	50 ft	50 ft	No Change
Min. Front Yard (Lake)	50 ft	50.8 ft	No Change
Min. Front /Rear Yard (Pine)	50 ft	50.8 ft	No Change
Min Side Yard (street)	25 ft	27.5 ft	No Change
Impervious Coverage	30%	28.6%	29.97%
Building Coverage	15%	14.6%	14.6%

ENC – existing non-conforming

Motion:

Second:

Roll Call to Approve:	Eligible to Vote*	YES	NO	ABSTAIN
Mr. Woods, Vice-Chair	Yes			
Mr. Davis	Yes			
Mr. Corrado	Yes			
Mr. Morrison	Yes			
Mr. Park	Yes			
Mr. Press	Yes			
Ms. Hayden, Chairwoman	Yes			
Alternate #1 Mr. McLain	Yes			

**Approval of resolution for Mark Goodman**

Block 155, Lot 11  
 17 Rodney Place  
 Lies in C Zone

Motion:

Second:

<b>Roll Call to Approve:</b>	<b>ELIGIBLE TO VOTE</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>
Mr. Woods, Vice-Chair	yes			
Mr. Davis	yes			
Mr. Corrado	yes			
Mr. Morrison	yes			
Mr. Park	no*			
Mr. Press	no*			
Ms. Hayden, Chairwoman	yes			
Alternate #1 Mr. McLain	no*			

\*Only those who voted yes on the application are eligible to vote.

**Approval of Minutes of May 18, 2021, Meeting**

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

<b>Roll Call to Approve:</b>	<b>Eligible to vote</b>	<b>YES</b>	<b>NO</b>
Mr. Woods, Vice-Chair	Yes		
Mr. Davis	Yes		
Mr. Corrado	Yes		
Mr. Morrison	Yes		
Mr. Park	No		
Mr. Press	No		
Ms. Hayden, Chairwoman	Yes		
Alternate #1 Mr. McLain	No		

Motion:

Second:

**Motion to Close the Meeting:**

Motion:

Second:

<b>Roll Call to Approve:</b>	<b>YES</b>	<b>NO</b>
Mr. Woods, Vice-Chair		
Mr. Davis		
Mr. Corrado		
Mr. Morrison		
Mr. Park		
Mr. Press		
Ms. Hayden, Chairwoman		
Alternate #1 Mr. McLain		

**Next Meeting July 20, 2021, at 7:30 p.m. via Zoom conference**