

**AGENDA**  
**REGULAR MEETING**  
**ZONING BOARD OF ADJUSTMENT**  
**JANUARY 19, 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 7, 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. Nominating Committee Report – Mr. Press & Mr. Corrado
  - Annual Appointments: Chair, Vice Chair, Attorney, Secretary, Engineer
4. Matters to Address
5. 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		
Alternate #2 Dr. Boxt		
Also Present:		
Marti Francis, Board Secretary		
Mark Madaio, Board Attorney		
Carl O'Brien, Board Engineer (if applicable)		

## Variance Application #799-20

**Application Submitted:** April 30, 2020 (Second Application)

**Hearing Date(s):** July 21, 2020 – legal notice could not be done in a timely fashion, carry  
August 18, 2020 – Zoom details not included in the legal notice, carry September 15, 2020  
September 15, 2020 – Applicant not prepared.

October 20, 2020 – 1<sup>st</sup> application went too long; applicant agreed to adjourn and extend time

November 17, 2020 – applicant requested adjourn/extend time to next meeting to arrange legal counsel

January 19, 2021 – applicant requested adjourn/extend time to February meeting due to delay in retaining legal counsel and therefore unable to notice & publish in required time

### Mark Goodman

Block 155, Lot 11

17 Rodney Place

Lies in C Zone

GENERAL ZONING	REQUIRED	EXISTING	PROPOSED
Min. Front Yard	35 ft	35.2 ft	35.2 ft
Min. Side Yard (lot)	15 ft	15 ft	15 ft
Min. Side Yard (street)	15 ft	15 ft	15 ft
Min. Rear Yard	30 ft	75 ft	50 ft
Max. Improved Lot Coverage	30%	30%	33.9% = increase of 664 sq. ft. (*)

(\*) Variance Required

Motion:

Second:

Roll Call to Approve:	ELIGIBLE TO VOTE	YES	NO	ABSTAIN
Mr. Woods, Vice-Chair	yes			
Mr. Davis	Pending*			
Mr. Corrado	yes			
Mr. Morrison	Pending*			
Mr. Park	pending*			
Mr. Press	yes			
Ms. Hayden, Chairwoman	yes			
Alternate #1 Mr. McLain	yes			
Alternate #2 Dr. Boxt	yes			

**\*Pending certification, the 3 members have listened to recording of October meeting**

**Variance Application # 802.20**

Application Submitted:9/10/20

Hearing Date(s): 1/19/2021

**Applicant Name: Canney**

Block 65 Lot 123

Address 41 Rodney Place

Lies in D District

GENERAL ZONING	REQUIRED	EXISTING	PROPOSED
Min Lot Area	10,000 sq ft	14,400 sq ft	No Change
Min. Frontage	100 ft	120.00 ft	No Change
Min Depth	100 ft	120.00 ft	No Change
Min Front Yard	25 ft	26 ft	No Change
Min. Side Yard	10 ft	16.00 ft	No Change
Min. Rear Yard	30 ft	47.50 ft	No Change
Max Bldg Coverage	20%	20.00%	No Change
Max Livable Floor Area	30%	<30%	No Change
Max. Improved Lot Coverage	30%	31.99%	34.58%*
Max Bldg. Height	30 ft	29.10ft	No Change* Top of proposed pergola 12 ft above patio

(\*) Variance Required

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			
Alternate #2 Dr. Boxt			

**Variance Application # 803.20**

Application Submitted: 9/23/20

Hearing Date(s): 1/19/2021

**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 - ENC
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 Yard (Pine)	50 ft	50.8 ft	No Change
Min. Rear Yard	50 ft	50.8 ft	No Change
Min Side Yard (street)	25 ft	27.5 ft	No Change
Impervious Coverage	30%	28.6%	36.5%*
Building Coverage	15%	14.6%	16.4%*

(\* Variance Required

ENC – existing non-conformance

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			
Alternate #2 Dr. Boxt			

**Approval of Minutes of November 17, 2020 Meeting**

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

Motion:

Second:

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

**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		
Alternate #2 Dr. Bost		

***Next Meeting February 16, 2021, at 8:00 p.m.***