

AGENDA
REGULAR MEETING
ZONING BOARD OF ADJUSTMENT
FEBRUARY 16, 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

BOARD ROLL CALL:	PRESENT	ABSENT
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 # 807.20
 Application Submitted:11/17/2020

Applicant Name: Varughese

Variance relief from ordinance 175-19 B. (7) is sought, pool located in front yard.
 Block 46 Lot 681
 Address 18 Christie
 Lies in D District

GENERAL ZONING	REQUIRED	EXISTING	PROPOSED
Lot Area	10,000 sf.	18,864 sf	No Change
Frontage	100 ft	168.00 ft	No Change
Lot Depth	100 ft	125.44 ft	No Change
Min. Front Yard 1 (Christie)	25 ft	25 ft	No Change
Min. Front Yard 2 (Madison)	25 ft	26.1 ft	No Change
Min Side Yard	10 ft	10.1	No Change
Min. Rear Yard	30 ft	----	----
Bldg. Height	30 ft	29.3 ft	No Change
Building Coverage	20%	2875 sf 15.2%	No Change
Impervious Coverage	30%	4688 sf 24.9%	5620 sf 29.8%
FAR	30%	NA	NA

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			
Alternate #2 Dr. Boxt	Yes			

Variance Application # 804.20

Application Submitted:10/09/20

Hearing Date(s): 2/16/2021

Applicant Name: Brad and Tina Schweid

Block 84.07 Lot 10

Address 32 Pine Hill Road

Lies in BB

GENERAL ZONING	REQUIRED	EXISTING	PROPOSED
Lot Area	30,000 sf.	28,000 sf	28,000-EN
Frontage	150 ft	160 ft	No Change
Lot Depth	150 ft	175.00 ft	No Change
Min. Front Yard	50 ft	60.67 ft	No Change
Min. Side Yard	25 ft	32 ft	No Change
Min Rear Yard	50 ft	61 ft	No Change
Max. Bldg. Height	30 ft	+/-30 ft	No Change
Max. Bldg. Coverage	15%	13.54%	No Change
Impervious Coverage*	30%	30.09%	32.5%*
Livable Floor Area	22.5%	~22.5%	No Change

(*) 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*			

*recuse due to being within 200 sf of property owner

Variance Application # 805.20

Application Submitted:10/23/20

Hearing Date(s): 2/16/2021

Applicant Name: Tal and Michael Roth

Block 89 Lot 11

Address 25 Robin Road

Lies in C District

GENERAL ZONING	REQUIRED	EXISTING	PROPOSED
Lot Area	15,000 sf	15,001 sf	No Change
Frontage	100 ft	100.46 ft	No Change
Lot Depth	100 ft	148.47 ft	No Change
Min. Front Yard	35 ft	35.6 ft	No Change
Min. Side	15 ft	15.2 ft	No Change
Min. Side Yard Both	30 ft	30.9 ft	No Change
Min. Rear Yard	30 ft	67.2 ft	No Change
Bldg. Height	30 ft	29.8 ft	No Change
Building Coverage	20%	2769 sf 18.5%	No Change
Impervious Coverage*	30%	4204 sf 28.0%	4925 sq 32.8%*
FAR	30%	_____	_____

(*) 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			

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 – 1st 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
 February 16, 2021 – new plans and new application submitted.

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%	34%	32.1% (324 s.f. to be removed) *

(*) Variance Required

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			
Alternate #2 Dr. Boxt	yes			

***Davis, Morrison, Park certified they have listened to missed October meeting**

**Approval of Joseph Canney Resolution
Variance Application # 802.20**

Block 65 Lot 123
Address 41 Rodney Place

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. Buxt			

Approval of Minutes of January 19, 2021, Meeting

only those present at prior months' meeting are eligible to vote – all were present

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

Motion:

Second:

Motion to Close the Meeting:

Motion:

Second:

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

Meeting time will be changed to 7:30 in April pending proper notice of this change

Next Meeting March 16, 2021, at 8:00 p.m. via Zoom conference