

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

<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 Mr. Adelman		
<b>Present:</b>		
Marti Francis, Board Secretary		
Mark Madaio, Board Attorney		
Colliers, Board Engineer		

**Variance Application 818.21.20**

Relief sought: N.J.S.A. §40:55D-70(C); Chapter 175: §175-27 for Improved lot coverage  
 108 Serpentine Road  
 Block 23 Lot 22.02  
 Mr. and Mrs. Yuk  
 Lies in C District

<b>GENERAL ZONING</b>	<b>REQUIRED</b>	<b>EXISTING</b>	<b>PROPOSED</b>
Lot Area	10,000 sf	12,086 sf	No Change
Frontage	100 ft	84.21 ft ENC	No Change
Lot Depth	100 ft	142 ft	No Change
Min. Front Yard	25 ft	40.21 ft	No Change
Min. Side Yard Width Abutting Street	25 ft	25 ft	No Change
Min. Side Yard Width Abutting Lot	10 ft	10ft	No Change
Min. Rear Yard Depth	30 ft	59.5 ft	No Change
Min. Rear Yard Width	100 ft	75 ft ENC	No Change
Building Coverage	20%	17.63%	No Change
Height of Building	24/30 ft		No Change
Max Livable Area (FAR)	30%	30.05%	No Change
Max lot % for principal residence, vehicle access and parking	25%	3,193 sf (26.4%)	No Change
Max. Improved Lot Coverage	30%	3706 sq ft (30.7%)	4387 sq ft (36.3%) *

(\*) Variance Required

Motion:

Second:

<b>Roll Call to Approve:</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>
Mr. Woods, Vice-Chair			
Mr. Davis			
Mr. Corrado			
Mr. Morrison			
Mr. Park			
Mr. Press			
Ms. Hayden, Chairwoman			
Alternate #1 Mr. McLain			
Alternate #2 Mr. Adelman			

**Variance Application 817.21**

Relief sought N.J.S.A. 40:55D-70(C); chapter 175: §175-16 & §175-27 for building coverage and improved lot coverage  
 38 Rodney Place  
 Block 68 Lot 119  
 Joshua Jagid  
 Lies in D District  
 History: Carried from September 21, 2021, meeting

GENERAL ZONING	REQUIRED	EXISTING	PROPOSED
Lot Area	10,000 sf	17,128.2 sf	No Change
Frontage	100 ft	115.71	No Change
Lot Depth	100 ft	145 ft	No Change
Min. Front Yard (Rodney)	25 ft	40.30 ft	No Change
Min Front Yard (Demarest)	25 ft	28 ft	No Change
Min. Side	10 ft	22 ft	No Change
Min. Rear Yard	30 ft	44.2 ft	No Change
Bldg. Height	30 ft	≤30	No Change
Max. Livable Floor Area (FAR)	30%	Approx. 30	Approx. 30
Building Coverage	3,426 sq ft (20%)	3,482 sq ft (20.33%)	20.33% *
Max % principal residence, vehicle access and parking	4,282 sq ft (25%)	5,079 sq ft (29.65%)	4,975.3 (29.05%) *
Total Improved Lot Coverage	5,138.4 sq ft (30%)	6,023 sq ft (35.16%)	6,023 sq ft (35.16%) *

\*Existing Non-conforming requiring variances

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 Mr. Adelman			

**Variance Application 817.21**

Relief sought N.J.S.A. 40:55D-70 of chapter 175: §175-27, §175-16, §175-24(c) for building coverage, improved lot coverage, side yard setback, fence in “front yard”  
 83 Pine Terrace  
 Block 84.04 Lot 9  
 Andrea and Robert Kessner  
 Lies in BB District

GENERAL ZONING	REQUIRED	EXISTING	PROPOSED
Lot Area	30,000 sf	25,227 sf	No Change (ENC)
Frontage	150 ft	169.92 ft	No Change
Lot Depth	150 ft	133.34 ft	No Change (ENC)
Max Building Coverage (all bldgs., acc. uses, and structures)	15%	9.96%	17.24%*
Max % principal residence, vehicle access and parking	25%	17.18%	24.25%
Max Total Improved Lot Coverage	30%	19.13%	33.86%*
Min. Front Yard	50 ft	51.1 ft	50.58 ft
Min. Rear Yard	50 ft	44.05 ft	51.42 ft
Min. Side Yard (abutting street)	50 ft	51.5 ft	50.04 ft
Min. Side Yard (abutting A lot)	25 ft	36.3 ft	12.92 (l) 25 (r) ft*
Rear Yard Width	150 ft	111.69 ft	No Change (ENC)
Max Bldg. Height	30 ft	UNKNOWN	30 ft
Avg Bldg. Height	30 ft	UNKNOWN	30 ft
Acc. Struct. side setback	25 ft	NA	25 ft
Acc. Struct. rear setback	10 ft	NA	50.10 ft
Acc. Struct. Building height	12 ft	NA	< 12 ft

(\*) Variance Required  
 ENC: 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			
Alternate #2 Mr. Adelman			

**Memorialization of Resolution to Approve**

Variance application 813.21 History: Hearing Dates: 8/17 and then carried to 10/19 to allow the applicant to finetune the application.

Relief sought: N.J.S.A. §40:55D-70(c) §175-19(B)(6)(7) accessory structures / pool in front yard & §175-24(C) Fence

10 Carol Court  
 Block 84.06 Lot 5  
 Andrew Glaser  
 Lies in BB District

Motion:  
 Second:

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

<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	No (Not at meeting)			
Mr. Morrison	Yes			
Mr. Park	Yes			
Mr. Press	Yes			
Ms. Hayden, Chairwoman	Yes			
Alternate #1 Mr. McLain	Yes			
Alternate #2 Mr. Adelman	No (vote was not needed)			

**Memorialization of Resolution to Approve**

Variance application 820.21. History: Heard at 10/19/21 Zoning Board meeting.

Relief sought for building coverage §175-16; §175-19(B)(6)(7) accessory structure/pool in front yard, retaining wall height

605 Piermont Road  
 Block 76 Lots 4.02 & 4.03  
 Jason and Rachael Liberman  
 Lies in B district

Motion:

Second:

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

<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	No (Not at meeting)			
Mr. Morrison	Yes			
Mr. Park	Yes			
Mr. Press	Yes			
Ms. Hayden, Chairwoman	Yes			
Alternate #1 Mr. McLain	Yes			
Alternate #2 Mr. Adelman	No (vote was not needed)			

**Approval of Minutes of October 19, 2021, Meeting**

***only those present at prior months' meeting are eligible to vote (Mr. Woods, Mr. Davis, Mr. Morrison, Mr. Park, Mr. Press, Mr. McLain, Mr. Adelman, and Ms. Hayden)***

<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 Mr. Adelman		

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		
Alternate #2 Mr. Adelman		

***Next Meeting December 21, 2021, at 7:30 p.m. via Zoom conference***