

AGENDA

**REGULAR MEETING
ZONING BOARD OF ADJUSTMENT**

December 21, 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. Appointment of 2022 Nominating Committee
5. 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 Mr. Adelman		
Present:		
Marti Francis, Board Secretary		
Mark Madaio, Board Attorney		
Colliers, Board Engineer		

Variance Application 806.20 APPLICANT REQUESTS TO BE CARRIED TO 2/15/22 meeting

Relief sought: N.J.S.A. §40:55D-70(C) and Chapter 175 §175-27 for Improved lot coverage

40 Lincoln Street
 Block 65 Lot 40
 Mr. and Mrs. Lavin
 D District

Hearing History: March 16 rescheduled due to improper notice; applicant requested carry to August, then October and December meetings.

GENERAL ZONING	REQUIRED	EXISTING	PROPOSED
Lot Area	10,000 sf	15,000 sf	No Change
Frontage	100 ft	100.00 ft	No Change
Lot Depth	100 ft	150.00 ft	No Change
Min. Front Yard	25 ft	32.5 ft	No Change
Min. Side	10 ft	12.5/17.5 ft	No Change
Min. Rear Yard	30 ft	57.9 ft	No Change
Bldg. Height	30 ft	---	No Change
Building Coverage	20%	3196 sf/21.3% (ENC)	No Change
Impervious Coverage	30%	4870 sf/32.5%*	4792 sf/31.9
FAR	30%	---	---

(*) 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			

Variance Application 809.21 APPLICATION WITHDRAWN

Relief sought: N.J.S.A. §40:55D-70(c) and Chapter 175 §175-27 Improved lot coverage & §175-19(B)(7) accessory structures (wall) and pool in a side yard

151 County Road
 Block 144 Lot 1
 Thomas Van De Ven
 C District

Hearing History: 8/17/21 hearing, requested carried to 10/19/21 then 12/21/21

GENERAL ZONING	REQUIRED	EXISTING	PROPOSED
Lot Area	15,000 sf	16,798 sf	No Change
Principal Building Height	30 ft	31.5 ft	No Change (ENC)
Frontage	100 ft	259.69 ft	No Change
Lot Depth (County)	100 ft	104.57 ft	No Change
Lot Depth (Eric)	100 ft	154.98 ft	No Change
Min. Front Yard	35 ft	39.8 ft	No Change
Min. Side (northwest/Eric)	35 ft	31.1 ft	No Change (ENC)
Min. Side (southeast/Lot 7)	15 ft	52.4 ft	No Change
Min. Rear Yard (southwest/lot 2)	30 ft	28.4 ft	No Change (ENC)
ACCESSORY STRUCTURE:			
Height	12 ft	9 ft	11.9 ft
Side yard (SE/lot 7)	15 ft	1.5 ft	18.9 ft
Rear yard (SW/Lot 2)	10 ft	-0.5 ft	10.9 ft.
Building Coverage	20%	19.35%	15.56
Improved Coverage: principal residence, vehicle access & parking	25% /4200 sf.		16.56%/2781 sf.
Total Improved Coverage	30%/5093 sf.	32.37%/5437 sf.	35.96%/6041 sf.*
Retaining wall	2 ft.	N/A	3 ft.*
POOL:			
Distance to building			15.9
Side yard left (SE/Lot 7)	15 ft	-	18.1 ft
Rear yard (SW/lot 2)	10 ft	-	22.9 ft
Location	Rear yard	Side yard	Variance *

(*) Variance Required

ENC - Existing Non-Conforming

Variance Application 817.21

Relief sought N.J.S.A. §40:55D-70(c); and Chapter 175 §175-16 & §175-27 for building coverage and improved lot coverage

38 Rodney Place
 Block 68 Lot 119
 Joshua Jagid
 D District

Hearing History: Carried from 9/2/21 and 11/16/21 meetings

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 % Improved coverage: 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

All members are eligible to vote as application not heard at the previous meetings

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 816.21

Relief sought: N.J.S.A. §40:55D-70(c); and Chapter 175 §175-19 A (3) & B (7) side yard setback and accessory structure (pool) in a side yard

159 Donnybrook Drive
 Block 87.03 Lot 5
 Joshua Rubach
 B District

Hearing History: 9/21/21 requested carry to 12/21/21 meeting to revise plans

GENERAL ZONING	REQUIRED	EXISTING	PROPOSED
Lot Area	22,500 sf	24,504.19 sf	No Change
Frontage (Donnybrook)	150 ft	154.47 ft	No Change
Frontage (Prospect)	150 ft	145.59 ft (ENC)	No Change
Lot Depth	150 ft	143.22 ft (ENC)	No Change
Min. Front Yard	Existing	46.83 ft	No Change
Min. Side Yard (Lot)	20 ft	20 ft	No Change
Min. Side Yard (Street)	50 ft	48.20 ft (ENC)	No Change
Min. Rear Yard	40 ft	31.20 ft (ENC)	No Change
Building Coverage	15%	12.92%	No Change
Max % Improved Coverage: principal residence, vehicle access and parking	6,126 ft. (25%)		4667 ft. (19.05%)
Total Improved Coverage	7,351 ft. (30%)	6,037 ft. 24.64%	6,807 ft. (27.78%)
Wall Height	2 ft.	NA	2.00 ft
Min Pool Side Yard	20 ft.	NA	15 ft.*
Min Pool Rear Yard	10 ft.	NA	10.50 ft.

ENC – existing non-conforming condition *Variance needed

Roll Call to Approve:	Eligible to Vote	YES	NO	ABSTAIN
Mr. Woods, Vice-Chair				
Mr. Davis	Pending confirmation listened to 11/21 recording			
Mr. Corrado				
Mr. Morrison				
Mr. Park				
Mr. Press				
Ms. Hayden, Chairwoman				
Alternate #1 Mr. McLain	Pending confirmation listened to 11/21 recording			
Alternate #2 Mr. Adelman				

Appointment of 2022 Nominating Committee

Approval of Minutes of November 16, 2021, Meeting

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

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 Mr. Adelman		

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 Mr. Adelman		

Next Meeting January 18, 2022, at 7:30 p.m. via Zoom conference