

**BERGENFIELD ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING  
TELECONFERENCE VIA ZOOM  
NOVEMBER 1, 2021 8:00 PM**

**AGENDA**

**MEETING CALLED TO ORDER**

**OPEN PUBLIC MEETING STATEMENT**

In compliances with the Open Public Meetings Act, the notice requirements have been satisfied. Meeting dates are confirmed at the Annual Meeting. Notice of this meeting was provided to the Record, Star Ledger, and Cablevision, posted on two municipal public notice bulletin boards and published on the borough website. Notice of this meeting via the October 25, 2021 Sunshine Notice has been sent to the Record, Star Ledger, and Cablevision, posted on two municipal bulletin boards and the Borough website.

Any board member having a conflict of interest involving any matter to come before the board this evening is reminded they must recuse himself/herself from participating in any discussion on that matter.

Members of the public calling in to the meeting who would like to ask a question or make a comment, can press \*9 to raise their hand and \*6 to unmute themselves.

**PLEDGE OF ALLEGIANCE**

**INTRODUCTORY STATEMENT**

Welcome to the Zoning Board of Adjustment. Let me briefly explain what we do. We are appointed by the Bergenfield Council to decide when a property owner should get relief from the strict application of the zoning regulations that are set forth in Bergenfield's zoning ordinance. Typically, we hear two types of variances. The first is whether an applicant can vary from land use restrictions including rules on sideline distance, height, and lot coverage. That is commonly called a bulk variance. The second type of variance is a use variance, where an applicant wants to use the property for a purpose not permitted under the zoning ordinance in that zone.

In these cases, the applicant has the burden of meeting certain criteria set forth in the Municipal Land Use Law, which is available online. We carefully listen to the testimony, including objectors, and review all relevant documents. If a majority of the Board concludes that the applicant has satisfied those criteria for a bulk variance, we must grant the requested variance. Approval of a use variance requires five affirmative votes.

**ROLL CALL**

**APPROVE MINUTES OF PREVIOUS MEETING**

**Motion from board members to approve minutes – October 4, 2021**

**CORRESPONDENCE**

**PUBLIC COMMENT**

Comments by members of audience on matters not on evening's agenda

## **OLD BUSINESS**

1. Resolution: Gazmend Lita, 372-378 S. Washington Avenue, Change of use

2. Applications:
1. Matthew Doyle  
75 Hillside Avenue  
Semi-Inground pool  
Carried from October 4, 2021 Meeting
  2. Bergen Regency LLC  
51-59 Bedford Avenue  
Construct a Multi-Family Residential Building in B-2 Zone  
Carried from October 4, 2021 Meeting

## **NEW BUSINESS**

- Applications:
1. Paul & Selena Koppel  
35 Thames Boulevard  
Construct a new second story addition and new rear two story addition
  2. Ron & Alizza Weinberg  
60 Highgate Terrace  
Construct second story addition and new rear one story addition

## **MOTION TO ADJOURN MEETING**

NOTE: No applications will be heard by the Board that were not on the agenda at the time of publication release to the newspaper or applications that do not comply with Article VIII title "Hearings contained in the By-Laws of the Bergenfield Zoning Board".