

SUNSHINE NOTICE

**BOROUGH OF BERGENFIELD
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
CHANGE OF LOCATION
MONDAY, DECEMBER 4, 2023**

Please be advised the Borough of Bergenfield Zoning Board of Adjustment Regular Meeting on **Monday, December 4, 2023** will be held at **Bergenfield High School located at 80 S. Prospect Avenue, Bergenfield in the Front Cafeteria**. The meeting will commence at 8:00 p.m.

FORMAL ACTION WILL BE TAKEN.

Hilda Tavitian, Clerk
Zoning Board of Adjustment
Borough of Bergenfield

THIS IS A PUBLIC NOTICE, NOT A PAID LEGAL AD.

November 27, 2023

**BERGENFIELD ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
December 4, 2023 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.

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.

PLEDGE OF ALLEGIANCE

ROLL CALL

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.

APPROVE MINUTES OF PREVIOUS MEETING

Motion from board members to approve minutes – November 13, 2023

CORRESPONDENCE

PUBLIC COMMENT

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

OLD BUSINESS

1. **Resolutions:** Aaron & Tamar Joseph, 75 Lee Place, An addition
Michael Yunger & Elana Katz, 72 Norfolk Street, Inground Pool
Valentina DiLoreto & Johan Esteban, 193 Hickory Avenue, An addition

2. **Application:** DP Bergenfield, LLC
 21 West Church Street
 3 Story Residential Building
 Carried from November Meeting

NEW BUSINESS

1. **Application:** Prospect Fire Company No. 1
 238 W. Clinton Avenue
 Proposed 1-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".