

**BERGENFIELD ZONING BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES
APRIL 3, 2023**

Chairman Stein called the meeting to order at 8:00 P.M.

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 this matter.

PLEDGE OF ALLEGIANCE

Led by Chairman Stein.

ROLL CALL

Present: Shimmy Stein, Richard Morf, Sara Berger, John Smith, and Jose Morel

Absent: Amnon Wenger, Jason Bergman, Marc Friedman (excused), and Nishant Desai

Also Present: Gloria Oh, Zoning Board Attorney and Hilda Tavitian, Zoning Board Clerk

INTRODUCTORY STATEMENT

Read by Chairman Stein.

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 code requirements 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 – March 13, 2023

Motion By: Mr. Smith

Second By: Mr. Morf

All ayes. None opposed.

CORRESPONDENCE

None.

PUBLIC COMMENT

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

No one came forward.

OLD BUSINESS

1. Resolutions

Ronald Hermann, 1 Norfolk Street, Proposed Cabana, Deck, and In-ground Pool

Motion to Approve Resolution

Motion By: Mr. Smith

Second By: Mr. Morf

All ayes. None opposed.

F & D Washington Avenue Associates, LLC, 20 Terhune Street, Proposed Multi-Family Residential Building

Motion to Approve Resolution

Motion By: Mr. Smith

Second By: Mr. Morf

All ayes. None opposed.

NEW BUSINESS

None.

MOTION TO ADJOURN MEETING

Motion By: Mr. Smith

Second By: Chairman Stein

All ayes. None opposed.

Meeting was adjourned at 8:05 p.m.

Respectfully Submitted,



Hilda Tavitian, Clerk
Zoning Board of Adjustment