

BERGENFIELD ZONING BOARD APPLICATIONS 2021 ANNUAL REPORT

APPLICATION NAME & ADDRESS	VARIANCES SOUGHT	DATE (GRANTED/DENIED)	REMARKS
Adrian and Debra Maldonado 304 Merritt Avenue	Improved Lot Coverage	3/1/2021 (Granted)	
Genevie McCarthy 78 Lake Street	Min Lot Size	3/1/2021 (Granted)	
Shanty, LLC 51 East Main Street	Extension of approval	3/1/2021 (Granted)	
David Landman 40 Hampton Court	Improved Lot Coverage	3/1/2021 (Granted)	
Samuel More 40 Laurel Court	Max Lot Coverage	3/1/2021 (Granted)	
Ori Schwartz and Aleyet Grajower 66 Maiden Lane	Front yard setback Expansion of pre-existing non-conforming structure	4/5/2021 (Granted)	
Steven Hagler 56 Harriet Avenue	Rear yard setback Improved lot coverage	4/5/2021 (Granted)	
Fabian Bonilla 193 Woods Avenue	Front yard set back Max. Improved Lot Coverage	6/7/2021 (Granted)	
Elozor Preil 65 Maiden Lane	Lot coverage Improved Lot Coverage	6/7/2021 (Granted)	
Congregation Beth Abraham 396 New Bridge Road	Use (height) Min front yard setback Min req. parking Max improved lot coverage	7/12/2021 (Granted)	

	Max lot coverage Min rear yard		
C.R. Restoration 83 Hickory Avenue	Use Min req lot width Max improved lot coverage Max building height	8/2/2021 (Denied)	
Joseph and Bernice Mandel 17 West Minster Avenue	Max Building coverage Max improved lot coverage	8/2/2021 (Granted)	
Hickory Sixboro, LLC 40, 44, 46 & 48 Hickory Avenue	Min building coverage Max building coverage Min back yard set back Max building height	9/8/2021 (Withdrawn)	
Gary DeMauro 16 Tyson Place	Use Min req parking	10/14/2021 (Granted)	
Gazmend Lita 372-378 S. Washington Avenue	Use Min req parking Min lot width Min front yard set back Min rear yard set back Min side yard setback Max building coverage	11/1/2021 (Granted)	
145 West Main Street, LLC 145 West Main Street	Max improved lot coverage Max building height Min front yard setback Min rear yard setback Min parking	11/1/2021 (Denied)	
Bergen Regency, LLC 51-59 Bedford Avenue	Use Min lot area Max allowable driveway width Max allowable driveway curb cut Min. req buffer strip	12/13/2021 (Granted)	

Matthew Doyle 75 Hillside Avenue	Max improved lot coverage Min req. pool setback	12/13/2021 (Granted)	
Paul Koppel and Selena Koppel 35 Thames Boulevard	Min req side yard set back Max allowable lot coverage Max allowable improved lot coverage	12/13/2021 (Granted)	
Ron Weinberg and Alizza Weinberg 60 Highgate Terrace	Min req side yard set back Min req. rear yard set back Max allowable lot coverage Max allowable improved lot coverage	12/13/2021 (Granted)	