

**BOROUGH OF BERGENFIELD
PLANNING BOARD TELECONFERENCE
MEETING VIA ZOOM
MEETING MINUTES
NOVEMBER 15, 2021**

Chairman Rivas called the meeting to order at 8:01 PM.

OPEN PUBLIC MEETING STATEMENT

In compliance 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 posted on the borough website. Notice of this meeting via the November 8, 2021 Sunshine notice has been sent to the Record, Star Ledger, and Cablevision, posted on two municipal bulletin boards and the borough website.

PLEDGE OF ALLEGIANCE

Led by Board Member Byrnes, Jr.

ROLL CALL

Present: Mr. Byrnes, Jr., Councilman Lodato, Chairman Rivas, Mr. Knowles, Mr. Abenoja, Mr. Cabrera, Mr. Acosta (joined 8:05 pm) and Mr. Bergman

Absent: Mayor Amatorio and Mr. Vasquez

Also Present: Gloria Oh, Planning Board Attorney, Carlos Fuentes, Planning Board Engineer, and Hilda Tavitian, Planning Board Clerk

APPROVE MINUTES OF PREVIOUS MEETING

October 18, 2021

Motion By: Mr. Abenoja

Second By: Mr. Cabrera

All ayes. None opposed.

October 25, 2021

Motion By: Mr. Cabrera

Second By: Mr. Abenoja

All ayes. None opposed.

CORRESPONDENCE

Councilman Lodato stated there are 6 separate items received each from Bergen County Soil Erosion and Sediment Control approving applications for 6 separate projects.

1. House of Worship, 385 S. Prospect Avenue, Block: 300 Lots: 33 & 34.
2. Single-Family house, 50 Marcotte Lane, Block: 268 Lot: 85.01.
3. Twin Boro Park Improvement Phase I on behalf of borough, Block: 3 Lot: 14
4. Proposed apartment building at 51 E. Main Street, Block: 154 Lot: 2
5. Proposed apartment building at 16 Hickory Avenue and N. Washington Avenue, Block: 30 Lots: 1, 2, and 4
6. Dunkin Donuts Drive Through, Block: 253 Lot: 17

Councilman Lodato stated there is no action required by the board and is for informational purposes only. The letters came in at various times and were just sent to him to report on.

VERBAL COMMUNICATIONS

Any resident may comment or question any subject not on the agenda

No one came forward.

Motion to Close Verbal Communications

Motion By: Mr. Knowles

Second By: Mr. Abenoja

All ayes. None opposed.

COMMITTEE REPORTS

- 1. Site Plan – None.
- 2. Parking Legal – None.
- 3. Capital Improvements – Councilman Lodato stated the contract has been approved by the governing body and they are moving forward. There was supposed to be a late November start date. The project is underway for the new borough hall. There is no date for the shovel in the ground yet. He will advise the board when it happens.
- 4. Master Plan – None.
- 5. Liaison to Board of Adjustment – Board member Knowles stated there was a resolution for the application for 145 West Main Street which was denied. There was an application for 372-378 S. Washington Avenue to change one of the sections from commercial to an apartment in the B2 zone which approved with 10 stipulations. Matthew Doyle from 75 Hillside Avenue had submitted an application for a semi-inground pool 12x20. It had various variances but was approved. Bergen Regency LLC, 51-59 Bedford Avenue, had submitted an application for 6 units and 1 ADA section of the building, requiring bulk and use variances in a B2 zone which was approved. Mr. Knowles stated there was an application for 60 Highgate Terrace for an addition that was approved. Lastly, there was an application for 35 Thames Blvd for an addition and was also approved. All applications must comply with the engineer’s comments.

OLD BUSINESS

Resolutions:

- 1. Redevelopment Areas in Need Report – Approve Areas in Need for Further Study of Three Areas Designated

Mr. Byrnes, Jr.	<i>yes</i>	Mr. Cabrera	<i>yes</i>
Chairman Rivas	<i>yes</i>	Mr. Acosta	<i>yes</i>
Mr. Knowles	<i>yes</i>	Mr. Bergman	<i>yes</i>
Mr. Abenoja	<i>yes</i>		

- 2. Approve Porada Development Group, LLC, 111 Hallberg Avenue, Minor Subdivision Application with Conditions

Chairman Rivas	<i>yes</i>	Mr. Cabrera	<i>yes</i>
Mr. Knowles	<i>yes</i>	Mr. Acosta	<i>yes</i>

Mr. Abenoja *yes*

Mr. Bergman *yes*

NEW BUSINESS

None.

MOTION TO ADJOURN MEETING

Motion by: Mr. Knowles

Second by: Mr. Acosta

All ayes. None opposed.

Meeting adjourned at 9:22 PM.

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

Respectfully Submitted,



Hilda Tavitian
Planning Board Clerk