

**SUNSHINE NOTICE  
BOROUGH OF BERGENFIELD  
ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING  
VIA ZOOM**

Please be advised due to the current state of emergency and public health emergency declared by Governor Phil Murphy pursuant to Executive Order No. 103, and in an effort to prevent further spread of COVID-19, the Borough of Bergenfield Zoning Board of Adjustment meeting on Monday, May 3, 2021 will be held via teleconference using Zoom in lieu of an in-person meeting.

Members of the public can join this meeting from their computer, tablet, or smartphone. Members of the public who join this meeting will be able to give public comment during the relevant portions of the meeting. The meeting link and telephone number to join the meeting will be provided on the Borough of Bergenfield website at [www.bergenfield.com](http://www.bergenfield.com).

The Zoning Board of Adjustment agenda for this meeting can be reviewed and downloaded from the Borough website.

Please visit the Borough website on [www.bergenfield.com](http://www.bergenfield.com) for updates and additional information on this meeting.

Hilda Tavitian, Clerk  
Zoning Board of Adjustment  
Borough of Bergenfield

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

April 23, 2021

**BERGENFIELD ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING  
TELECONFERENCE VIA ZOOM  
May 3, 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 April 23, 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 code requirements. Typically, we hear two types of variances. The first is whether an applicant can vary from land restrictions including rules on sideline distance, height, and lot coverage. That is commonly called a bulk variance. The second 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 Act. 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, we must grant the requested variance.

**ROLL CALL**

**APPROVE MINUTES OF PREVIOUS MEETING – April 5, 2021**

Motion from board members to approve minutes.

**CORRESPONDENCE**

**OLD BUSINESS**

**Applications:**

1. Fabian Bonilla, 193 Woods Avenue, Add a family room, master bedroom, and bathroom  
(Carried from April 5, 2021 meeting)

2. Elozor Preil, 65 Maiden Lane, Add a sunroom and deck  
(Carried from April 5, 2021 meeting)
  
3. 145 West Main Street, LLC, 145 West Main Street, Change of use to a multi-family dwelling R-5 zone to RM zone  
(Carried from April 5, 2021 meeting)
  
4. C.R. Restoration, LLC, 83 Hickory Avenue, Build six town houses  
(Carried from April 5, 2021 meeting)

#### **NEW BUSINESS**

#### **VERBAL COMMUNICATIONS**

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

#### **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".