

**SUNSHINE NOTICE  
BOROUGH OF BERGENFIELD  
ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING – August 2, 2021  
VIA ZOOM**

Please be advised the Borough of Bergenfield Zoning Board of Adjustment meeting on Monday, August 2, 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.**

July 26, 2021

**BERGENFIELD ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING  
TELECONFERENCE VIA ZOOM  
AUGUST 2, 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 July 26, 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 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.

**ROLL CALL**

**APPROVE MINUTES OF PREVIOUS MEETING**

**Motion from board members to approve minutes – July 12, 2021**

**CORRESPONDENCE**

**PUBLIC COMMENT**

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

## **OLD BUSINESS**

### 1. Resolutions:

Joseph & Bernice Mandel, 17 Westminster Ave, An addition

Cesar F. Ramirez, 83 Hickory Avenue, Build six town houses

### 2. Application:

1. 145 West Main Street, LLC  
145 West Main Street  
Change of use to a multi-family dwelling R5 zone to RM zone  
(Carried over from June 29, 2021 special meeting)

## **NEW BUSINESS**

1. 40 Hickory Sixboro, LLC  
40, 44, 46, and 48 Hickory Avenue  
18 unit townhouse development and 4 garden apartments

## **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".