

**BERGENFIELD ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
TELECONFERENCE VIA ZOOM
DECEMBER 13, 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 December 1, 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 – November 1, 2021

CORRESPONDENCE

PUBLIC COMMENT

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

OLD BUSINESS

- 1. Resolutions: 1. Matthew Doyle, 75 Hillside Avenue, Semi-Inground pool
- 2. Bergen Regency LLC, 51-59 Bedford Avenue,
Construct a Multi-Family Residential Building in B-2 Zone
- 3. Ron & Alizza Weinberg, 60 Highgate Terrace,
Construct second story addition and new rear one story addition
- 4. Paul & Selena Koppel, 35 Thames Boulevard,
Construct a new second story addition and new rear two story addition

NEW BUSINESS

- 1. Applications:
 - Valerie Van Clief
122 N. Prospect Avenue
Change of Use from One Family Home to Two-Family Home
 - Ari Moskowitz
234 S. Washington Avenue
Two Story Building – Used Car Lot
 - Triple J. Family, Inc. D/B/A Dunkin Baskin Robbins
275 South Washington Avenue
Drive-Through Dunkin Donuts

- 2. Discussion of RFQ's

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".