

**BERGENFIELD ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING VIA ZOOM  
MARCH 7, 2022 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 February 22, 2022 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.

**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.

**APPROVE MINUTES OF PREVIOUS MEETING – December 13, 2021**

Motion from board members to approve minutes.

**CORRESPONDENCE**

**VERBAL COMMUNICATIONS**

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

**OLD BUSINESS**

1. Resolutions:

Valerie Van Clief, 122 N. Prospect Avenue, Change of Use from One Family to Two Family Home

Ari Moskowitz, 234 S. Washington Avenue, Construct Two Story Building, Used Car Lot

2. Application: Triple J. Family, Inc. D/B/A Dunkin Donuts Baskin Robbins  
275 S. Washington Avenue  
Drive-Through Dunkin Donuts  
Carried Over from December 13, 2021 Meeting

#### **NEW BUSINESS**

1. Rick Russell  
39 E. Central Avenue  
An addition
2. Michael & Rivka Zauderer  
438 Wildrose Avenue  
An addition
3. Avram Zamist  
16 Glenwood Drive North  
New Single Family House

#### **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 Board".