

**BERGENFIELD ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
December 2, 2024 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.

Any board member having a conflict of interest involving any matter to come before the board this evening is reminded they must recuse himself from participating in any discussion on that matter.

PLEDGE OF ALLEGIANCE

ROLL CALL

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

Motion from board members to approve minutes – November 4, 2024

CORRESPONDENCE

PUBLIC COMMENT

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

OLD BUSINESS

1. **Resolution:** Miriam Yael Wielgus, 111 Greenbriar Street, An addition

2. **Applications:** 16 Glenwood Drive North LLC
 16 Glenwood Drive
 Proposed New Single-Family House
 Adjourned to January 6, 2025 Meeting

Gloria Cruz
69 Mackay Drive
One Car Garage
Carried from November 4, 2024 Meeting

NEW BUSINESS

1. Applications:

Gabriel Stone
12 Chovet Terrace
Proposed 2-Story Addition

Ariel Forman & Elisheva Pfeiffer
117 Greenbriar Street
Proposed 1-Story & 2-Story Additions

11 John Place, LLC
11 John Place
Proposed 2nd-Story Addition

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".