

**BERGENFIELD ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING  
November 3, 2025 8:00 PM**

**AGENDA**

**MEETING CALLED TO ORDER**

**OPEN PUBLIC MEETING STATEMENT**

In compliance 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 a municipal public notice bulletin board 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 – October 20, 2025**

**CORRESPONDENCE**

**PUBLIC COMMENT**

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

**OLD BUSINESS**

Resolutions: Muslim Cultural Center, 52 East Johnson Avenue, Addition to Existing House of Worship

Marina & Andrew Gutwein, 58 Dudley Drive, Proposed addition and alteration

**NEW BUSINESS**

1. Applications:           Jonathan Isser  
                                  38 Frederick Place  
                                  Proposed Addition/Alteration  
  
                                  Marc Rubin  
                                  56 Sylvamdur Avenue  
                                  Proposed Alternation/Addition & One Car Garage
2. RFQ's for 2026 Board Professionals

**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".