

ZONING BOARD OF ADJUSTMENT  
BOROUGH OF BERGENFIELD

The undersigned, on behalf of 10 North Washington Avenue, LLC (“Applicant”), has filed an Application for development in Bergenfield seeking relief with regard to Block 125, Lot 20 on the Bergenfield Tax Map, which property is also known as 10 North Washington Avenue, Bergenfield, New Jersey (the “Property”). In connection with this Application, the Applicant will seek the following:

1. Amended Site Plan Approval to construct a second floor of the Property and to construct therein two, 2-bedroom, apartments.
2. Existing variances related to the building will remain, including but not limited to, the following:
  - a. Front Yard Setback – Req. 10’; Exist 1.4’.
  - b. Side Yard Setback – Req. 15’/30’; Exist 0’/2.6’.
  - c. Rear Yard Setback – Req. 25’; Exist. 16.1’.
  - d. Lot Coverage – Req. 40%; Exist. 77.6%.
  - e. Imp. Lot Coverage – Req. 70%; Exist 84.5%.
3. A Parking deviation/variance will be required. The additional construction will require 4 parking spaces (2 per unit) and the existing first floor requires 10 parking spaces, where 0 are provided. A total of 14 spaces are required and 0 are provided.
4. The upward expansion of the existing structure represents the expansion of the existing, non-conforming, structure as to the following:
  - a. Front Yard Setback – Req. 10’; Exist 1.4’.
  - b. Side Yard Setback – Req. 15’/30’; Exist 0’/2.6’.
  - c. Rear Yard Setback – Req. 25’; Exist. 16.1’.
5. The Applicant requires a variance pursuant to NJSA 40:55D-70(d) since the B-1 Retail Business Zone permits a density of 12 units per acre and the proposed, 2-unit, addition equates to a density of 26 units per acre.
6. Waivers, if any, from various submission requirements.
7. The Applicant shall also seek such other variances or waivers of any sort as may become necessary or apparent during the Board’s review of this application.

Anyone affected by this Application may have an opportunity to be heard at a public meeting of the Board to be held on February 2, 2026, in the Bergenfield Municipal Building, 198 N. Washington Avenue, Bergenfield, New Jersey at 8:00pm. When this matter is called you may appear in person, or by agent or attorney, and present any objections or comments you may have with regard to the within Application. All documents related to this application may be inspected at the Offices of the Zoning Board Clerk and/or Zoning and Building Department at Borough Hall, 198 N. Washington Avenue, Bergenfield, New Jersey during regular business hours.

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