

**BERGENFIELD ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING  
May 4, 2026 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 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 – April 13, 2026**

**CORRESPONDENCE**

**PUBLIC COMMENT**

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

**OLD BUSINESS**

1. Resolutions: Lisa Bradley & Ryan Nelson, 9 S. Paula Drive, In-Ground Pool  
Jonathan Isser, 38 Frederick Place, Amended Site Plan  
Tammy DeJesus, 25 Banta Place, Change of Use

2. Applications: Damon Vespi, Esq.,  
21 W. Church Street  
Request for Extension  
Carried from April Meeting

10 N. Washington Avenue LLC/Adam Palance  
10 N. Washington Avenue  
Two Second Floor Apartments  
Carried from March Meeting

Miriam Yael Wielgus  
111 Greenbriar Street  
Amended Site Plan

**NEW BUSINESS**

Application: Grady Bayersdorfer  
143 Elder Avenue  
In-Ground Pool

**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".