

**PUBLIC NOTICE**

**AMENDMENT TO THE LAND USE PLAN ELEMENT OF THE BOROUGH OF BERGENFIELD MASTER PLAN**

**PLEASE TAKE NOTICE** that the Planning Board of the Borough of Bergenfield, County of Bergen, NJ will conduct a public hearing at 8:00 PM on Monday, June 15, 2026, to discuss and consider adoption of a proposed amendment to the Land Use Plan Element of the Borough of Bergenfield Master Plan. The hearing will take place in the Council Chambers located at 198 North Washington Avenue, Bergenfield, NJ 07621.

The purpose of the hearing is to consider the adoption of a proposed amendment to the Land Use Plan Element of the Master Plan by the Planning Board. The proposed amendment would revise the land use category for the area of the borough currently located within the R-40 Residential One-Family Dwelling Zone to a new land use plan category permitting single family residential development on a minimum lot size of 20,000 square feet. The proposed amendment implements recommendations included in the 2024 Master Plan Reexamination Report previously adopted by the Borough of Bergenfield Planning Board.

A copy of the proposed amendment to the Land Use Plan Element will be on file for public inspection at the Borough Clerk's office at 198 North Washington Avenue, Bergenfield, NJ 07621, ten days prior to the June 15 Planning Board hearing.

The Bergenfield Planning Board may take official action at the public hearing, which may include the adoption of the proposed amendment to the Land Use Plan Element of the Master Plan. Any interested party may offer comment on the proposed amendment to the Land Use Plan Element at the public hearing.

Hilda Tavitian, Clerk  
Planning Board  
Borough of Bergenfield  
Friday, June 5, 2026



**Borough of  
Bergenfield Master Plan**

**Land Use Plan Element  
Amendment**

Adopted by the Bergenfield Planning Board  
\_\_\_\_\_, 2026

## ACKNOWLEDGEMENTS

**Bergenfield Planning Board Members:**

Jason Bergman, Chairman  
Arvin Amatorio, Mayor  
Joe Picheo  
Thomas A. Lodato  
Hernando Rivera  
Ernesto Acosta  
Ariel Forman  
Edgar Dimaren  
Oriole Familia  
Romeo I. Abenoja  
Praveen Joseph – Alt. #1  
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**Planning Board Clerk:**

Hilda Tavitian

**Planning Board Attorney:**

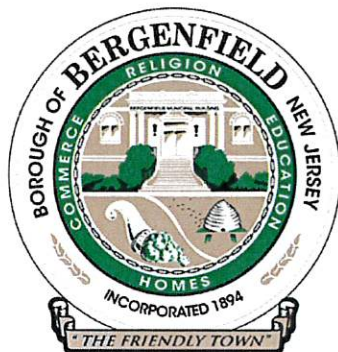
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**Planning Board Engineer:**

T&M Associates



## **BERGENFIELD MASTER PLAN LAND USE PLAN ELEMENT AMENDMENT**

### **R-40 Residential One-Family Dwelling Zone to R-20 Residential One-Family Dwelling Zone**

As part of the 2024 reexamination of the borough's Master Plan, the Planning Board was requested by the borough governing body to reevaluate the current R-40 Residential One-Family Dwelling Zone. The R-40 Zone is in the southeastern portion of the borough and includes the portion of the Knickerbocker Country Club that is in Bergenfield. This is the only R-40 District in the borough.

The following analysis and recommendations were included in the 2024 Master Plan Reexamination Report and are reaffirmed and incorporated into this amendment to the Land Use Plan Element of the Master Plan.

#### **R-40 Residential One-Family Dwelling Zone**

The R-40 Zone permits single-family residential development with a minimum lot size of 40,000 square feet and a minimum lot width of 160 feet. Parks and playgrounds and golf courses are also permitted in the district. Conditional uses include the following:

- Club house, subject to § 186-75 Public and private schools, subject to § 186-74
- Hospital and nursing homes, subject to § 186-73
- Swim club, subject to § 186-77
- Essential services subject to §§ 186-66 and 186-67

Bulk and yard requirements for the R-40 Zone are listed in Schedule B in the Land Development Regulations of the borough. Maximum lot coverage in the district is 15 percent, but there is no maximum improved lot coverage (i.e., impervious coverage) standard listed in Schedule B.

#### **Purposes of Zoning**

In analyzing the R-40 Zone from a land use planning perspective, the Planning Board is guided by the purposes of zoning as set forth in the Municipal Land Use Law (MLUL). Pursuant to the MLUL:

The zoning ordinance shall be drawn with reasonable consideration to the character of each district and its peculiar suitability for particular uses and to encourage the most appropriate use of land. (N.J.S.A. 40:55D-62a)

Further, the provisions of the zoning ordinance or any amendment or revision shall either be substantially consistent with the land use plan element and the housing plan element of the master plan or designed to effectuate such plan elements. However, the governing body may adopt a zoning ordinance or amendment to the zoning ordinance which is inconsistent with or not designed to effectuate the land use plan element and the housing plan element, but only by affirmative vote of a majority of the full authorized membership of the governing body, with the reasons of the governing body for so acting set forth in a resolution and recorded in its minutes when adopting such a zoning ordinance.

## Planning Analysis

The Planning Board has reviewed the various residential zones that adjoin or are in proximity to the R-40 District. These are shown in **Map 1** and **Tables 1** and **2**. Within Bergenfield, the R-40 Zone is adjacent to the R-5, R-6, and R-15 Residential Zone. The R-15 Zone permits single family residential dwellings with a minimum lot size of 15,000 square feet. The R-5 and R-6 Zones permit single-family and two-family residential dwellings. Single family development in the R-5 and R-6 Zones are required to have minimum lot sizes of 5,000 and 6,000 square feet respectively. Two-family dwellings require a minimum 10,000 square feet lots in both districts.

The southeastern portion of the R-40 Zone is proximate to the R-M Garden Apartment Zone in Bergenfield, being separated from the R-40 Zone by a Parks and Public Purposes Zone associated with the Metzler Brook stream corridor. The R-M Zone permits garden apartments on lots with a minimum lot area of 20,000 square feet and a maximum density of seven (7) dwelling units per acre. Single family and two-family dwellings are permitted in the R-M Zone on lots with a minimum area of 6,000 square feet. Both districts require a minimum lot size of 20,000 square feet. The maximum density permitted in the R-M Zone is seven (7) dwelling units per acre.

The R-S Senior Citizen Apartment Zone in Bergenfield adjoins the eastern boundary of the R-40 Zone. The R-S Zone permits senior citizen housing with a minimum lot area of 20,000 square feet.

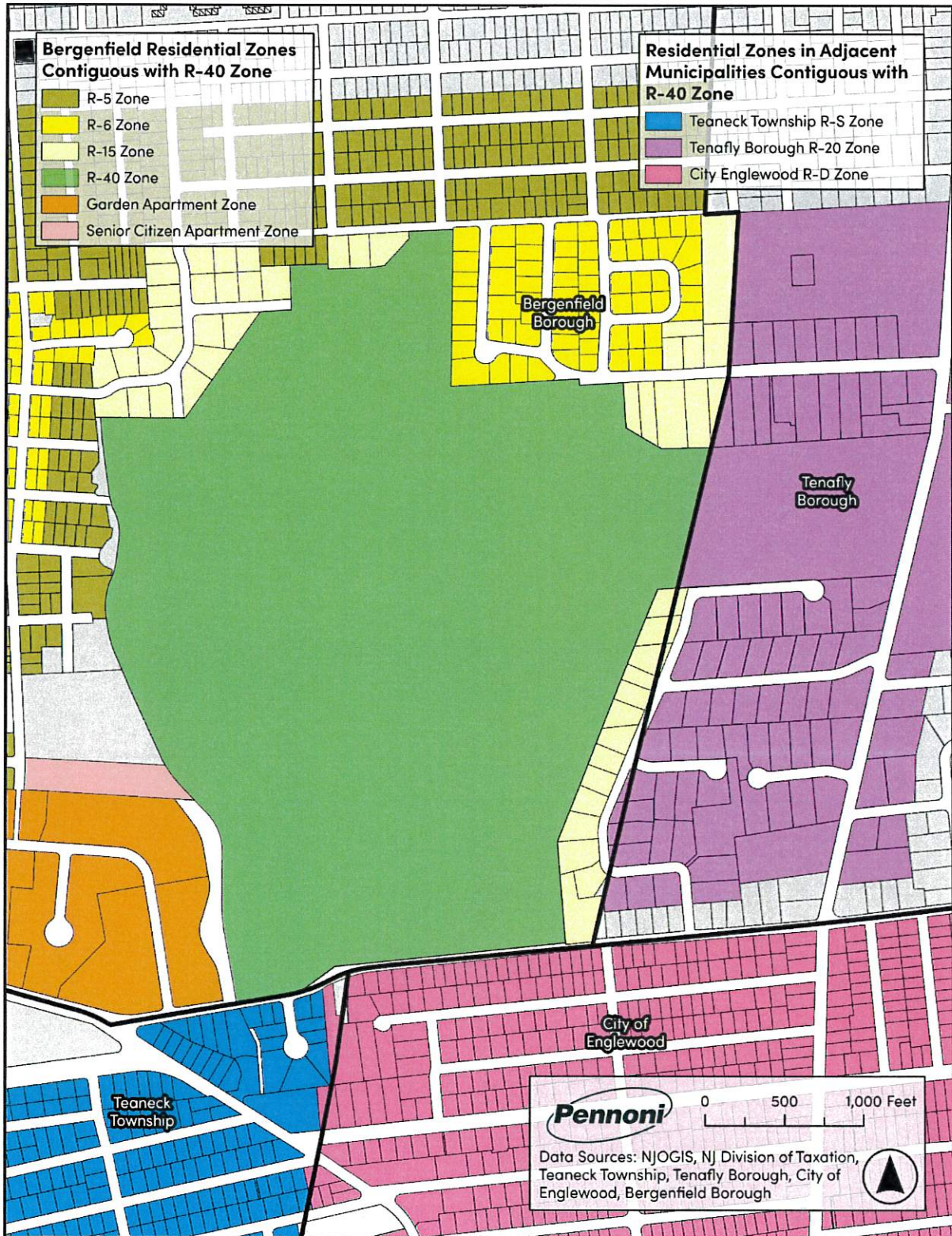
<b>Municipality</b>	<b>Zoning District</b>	<b>Minimum Lot Size*</b>
Bergenfield Borough	<b>R-5</b> - 5,000 square feet Residential One- and Two-Family Dwelling Zone	5,000 square feet
Bergenfield Borough	<b>R-6</b> - 6,000 square feet Residential One- and Two-Family Dwelling Zone	6,000 square feet
Bergenfield Borough	<b>R-15</b> - 15,000 square feet Residential One-Family Dwelling Zone	15,000 square feet
Bergenfield Borough	<b>R-M</b> - Garden Apartment Zone	20,000 square feet
Bergenfield Borough	<b>R-S</b> - Senior Citizen Apartment Zone	20,000 square feet

\*See text for further information on minimum lot sizes in each district

The Knickerbocker Country Club extends into Tenafly Borough where it is located within the Tenafly's R-20 Residence District. The R-20 District permits single family residential dwellings on lots with a minimum lot area of 20,000 square feet. The southern portion of the R-40 Zone also adjoins the R-D Single Family District in the City of Englewood and the R-S Residential Single Family District in the Township of Teaneck. Both these zones permit single-family residential development on lots with a minimum lot area of 7,500 square feet.

<b>Municipality</b>	<b>Zoning District</b>	<b>Minimum Lot Size</b>
City of Englewood	<b>R-D</b> - Single Family Zone	7,500 square feet
Teaneck Township	<b>R-S</b> - Residential Single Family	7,500 square feet
Tenafly Borough	<b>R-10</b> - Residence	20,000 square feet

Map 1: Zoning Comparison: Bergenfield & Adjoining Municipalities



As can be seen from the above analysis, the R-40 Zone is surrounded by residential zone districts with minimum lot sizes that are substantially lower than the minimum 40,000 square foot requirement in the R-40 Zone. Within Bergenfield the minimum lot size in the R-40 Zone is nearly three times the size of the R-15 Zone. It is also eight times the minimum lot size in the R-5 District and nearly seven times the minimum lot size of the R-6 Zone, both of which also permit two-family residential dwellings.

The minimum lot size in the R-40 Zone also is nearly seven times the minimum lot size in the residential districts in Englewood and Teaneck and twice the minimum lot size for the portion of the country club that extends into Tenafly.

### **Land Use Plan Element Amendment**

Based on the foregoing, the Land Use Plan Element of the Master Plan and corresponding Land Use Plan Map in the Appendix of the Master Plan are hereby amended to delete the R-40 Land Use category and replace it with a new R-20 Land Use category governing the area currently designated as R-40 in the Land Use Plan Map.

Consistent with this amendment it is recommended that the Borough's Land Development Ordinance be amended to replace the existing R-40 Residential One-Family Dwelling Zone with a new R-20 Residential One-Family Dwelling Zone that permits single-family residential dwellings on lots with a minimum lot area of 20,000 square feet. This will bring the zoning for this area of the borough more in conformity with the residential land use characteristics of the surrounding area and consistent with the current zoning of the Knickerbocker Country Club that extends into Tenafly.

Specific bulk and yard standards for this new R-20 district should be developed to account for the new minimum lot size. In addition, it is recommended that unlike the existing R-40 District, the new R-20 District should also include a maximum improved lot coverage requirement.