

7/6/26

**BERGENFIELD ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING  
July 13, 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 themselves from participating in any discussion on that matter.

**PLEDGE OF ALLEGIANCE**

**OATH OF OFFICE TO APPOINTED BOARD MEMBER**

**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 – June 1, 2026**

**CORRESPONDENCE**

**PUBLIC COMMENT**

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

**OLD BUSINESS**

1. Resolution: Grady Bayersdorfer, 143 Elder Ave, In-Ground Pool
2. Applications: 10 N. Washington LLC/Dr. Adam Palance  
10 N. Washington Avenue

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Two Second Floor Apartments  
Carried from May Meeting

Lisa Escott  
55 Regent Street  
Addition  
Carried from April Meeting

**NEW BUSINESS**

1. Applications: Arturo Ramirez  
157 Second Street  
Alteration to Porch

10 Judith Associates LLC  
10 Judith Place  
Addition/Alteration

**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".