11/2/26

BERGENFIELD ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
November 9, 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

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.

CORRESPONDENCE

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

OLD BUSINESS
1. **Introductory Statement**

2. **Resolutions:**
   Chris Naylis & Elise Brancheau, 27 Brookview Terrace, Addition/Alteration

   Aliza Lieber, 113 Lake Street, Proposed Addition/Alteration

   Shlomo Klein & Karin Cohen, 305 New Bridge Road, Proposed Deck Addition

Lisa Escott, 55 Regent Street, Addition

Dawn Vinci, 59 Lilac Street, Addition/Alteration

Jose Pinto, 183 Ames Avenue, Addition/Alteration

Viviana Merced, 14 Hudson Street, Addition

3. **Application:** 10 N. Washington LLC/Dr. Adam Palance
10 N. Washington Avenue
Two Second Floor Apartments
Carried from October 5, 2026 Meeting

NEW BUSINESS

1. **Application:** Miriam & Jonathan Maik
397 Greenwich Street
Two-Story Addition& Miriam Maik

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".