

**BERGENFIELD ZONING BOARD OF ADJUSTMENT  
REORGANIZATION & REGULAR MEETING MINUTES  
January 8, 2024**

Vice Chairman Amnon Wenger called the Reorganization Meeting to order at 8:00 P.M.

**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 provided to the Record, Star Ledger, and Cablevision, posted on two municipal public notice bulletin boards 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/herself from participating in any discussion on this matter.

**PLEDGE OF ALLEGIANCE**

Led by Board member Smith.

**OATH OF OFFICE TO APPOINTED MEMBERS**

Ben Cabrera  
Oriole Familia  
Yitz Novak

Oath of office administered to board members by Board Attorney Gloria Oh.

**ROLL CALL**

**Present:** Sara Berger, John Smith, Amnon Wenger, Jose Morel, Jason Bergman, Ben Cabrera, Yitz Novak, and Oriole Familia

**Also Present:** Gloria Oh, Zoning Board Attorney, Joseph Kong, Zoning Board Engineer and Hilda Tavitian, Zoning Board Clerk

**Absent:** Nishant Desai

Vice Chairman Wenger recognized the old Chairman, Shimmy Stein, for serving the board for 28 years, former board member Richard Morf, and alternate board member and secretary Marc Friedman. He thanked them for their service to the town.

**Nomination of Chairman:**

*Ben Cabrera*

**Motion By:** John Smith

**Second By:** Jason Bergman

**6 ayes. 1 nay.**

**Nomination of Vice-Chairman:**

*Amnon Wenger*

**Motion By:** Jason Bergman

**Second By:** John Smith

**All ayes. None opposed.**

**Nomination of Secretary:**

***Jason Bergman***

**Motion by:** Amnon Wenger

**Second by:** John Smith

**All ayes. None opposed.**

**Nomination of Board Attorney:**

***Gloria Oh***

**Motion by:** John Smith

**Second by:** Jason Bergman

**All Ayes. None Opposed.**

**Nomination of Board Engineer:**

***T&M Associates***

**Motion by:** Jason Bergman

**Second by:** John Smith

**All ayes. None opposed.**

**Nomination of Board Planner:**

***T&M Associates***

**Motion by:** Jason Bergman

**Second by:** Amnon Wenger

**All ayes. None opposed.**

**Nomination of Board Clerk:**

***Hilda Tavitian***

**Motion by:** John Smith

**Second by:** Sara Berger

**All ayes. None opposed.**

**Accept By-Laws:**

**Motion By:** Jason Bergman

**Second By:** Amnon Wenger

**All ayes. None opposed.**

**Accept 2024 Calendar Meeting Dates**

**Motion By:** Jason Bergman

**Second By:** Yitz Novak

**All ayes. None opposed.**

**APPROVE MINUTES OF PREVIOUS MEETING – December 4, 2023**

**Motion By:** John Smith

**Second By:** Sara Berger

**All ayes. None opposed.**

Mr. Smith stated he would like a correction made in the October 2023 minutes to include the attorney's comment of him abiding by the requirements written in the affordable housing ordinance.

**CORRESPONDENCE**

Board attorney Oh stated she received a letter from the attorney representing the 21 W. Church Street variance application. The application was first heard at a previous meeting. Ms. Oh stated due to the new board members, the attorney requested the hearing be carried to the February meeting to give the new members an opportunity to review the application, plans and listen to the recording. The application will be carried to the February meeting with no further notice necessary.

**Nomination of Liaison to Site Plan Committee**

*Jason Bergman*

**Motion By:** John Smith

**Second By:** Amnon Wenger

**All ayes. None opposed.**

**Nomination of Liaison to Planning Board**

*Jason Bergman*

**Motion By:** Amnon Wenger

**Second By:** John Smith

**All ayes. None opposed.**

**PUBLIC COMMENT**

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

Mary Sullivan, resident, requested a copy of the 2024 meeting dates. Board member Smith gave him a copy.

**OLD BUSINESS**

1. Resolution: Prospect Fire Company No. 1, 238 W. Clinton Avenue, Proposed 1-Story Addition

**Motion By:** Amnon Wenger

**Second By:** Jason Bergman

**All ayes. None opposed.**

2. Application: DP Bergenfield, LLC  
21 West Church Street  
3-Story Residential Building  
Carried to February Meeting w/No Further Notice Necessary

**NEW BUSINESS**

None.

**MOTION TO ADJOURN MEETING**

**Motion By:** John Smith

**Second By:** Amnon Wenger

**All ayes. None opposed.**

Meeting was adjourned at 8:25 pm.

Respectfully Submitted,

*Hilda Tavitian*  
Hilda Tavitian, Clerk

Zoning Board of Adjustment