



TOWNSHIP OF NORTH BERGEN

DEPARTMENT OF PUBLIC AFFAIRS
BOARD OF ADJUSTMENT

4233 KENNEDY BOULEVARD
NORTH BERGEN, NEW JERSEY 07047
TEL: (201) 392-2046, 2047, 2048
FAX: 201-392-1219

Anthony Vainieri, Chairman
Frank Pestana, Vice-Chairman
Lynne Focaraccio
Rushbah R. Mehta
Diane Rich
Emil Fuda
John Bender
Esther Ortega, Alternate
Michael DeOrio, Alternate

COUNSEL
William Netchert, Esq.
280 Baldwin Avenue
Jersey City, New Jersey 07306
SECRETARY(S)
Lisa Acosta
Clara Duran

Please take notice that the North Bergen Zoning Board of Adjustment will hold their Regular meeting on Wednesday November 2nd, 2016 at 7:00PM in the Municipal Council Chambers, Ground Floor, 4233 Kennedy Boulevard, North Bergen, New Jersey.

The Agenda is as follows:

Roll Call

- Case # 16-15 67th Street & Kennedy Blvd West, LLC
6701-6725 Kennedy Blvd and 6710 Bergenwood Avenue
Block: 224 Lot(s) 21, 23, 24, 25, 26, 27, 28, 55
Present Use: Lot 21: Restaurant, Lot 23: Multifamily Building, Lots 24-27: Vacant,
Lot 55: One family home, Lot 28: mixed used commercial/residential
Proposed Use: construction of a new mixed use commercial and residential
multifamily building with 70 residential units and 105 parking spaces and 3 retail
stores.
- Case # 03-16 NASA Realty, LLC
5501-5519 Tonnelle Avenue
Block: 168 Lot(s) 2
Present Use: existing commercial
Proposed Use: Applicant seeks Preliminary and Final site plan approval, a use
variance(d-1), height variance(d-6) and bulk variances for front yard to construct
a new banquet hall.
- Case # 08-16 Narayosha, LLC
1504-1506 45th Street
Block: 122 Lot(s) 116.02
Present Use: one family house
Proposed Use: Subdivision of existing lot into 2 lots. Applicant proposes to
construct 2 semi-attached 2 family homes.
- Case # 12-16 Moustafa Qattous
1508-71st Street
Block: 249 Lot(s) 19
Present Use: Vacant Lot
Proposed Use: The subject property is a vacant lot. The applicant seeks to
construct four new townhouses.

- Case # 13-16 Jose Mendez
6409 Smith Avenue
Block: 219 Lot(s) 53
Present Use: Two family house
Proposed Use: Applicant seeks appeal and/or interpretation from the Zoning Board confirming that the property is a legal two family house
- Case # 14-16 Gerardo Rojas
1319-73rd Street
Block: 259 Lot(s) 28
Present Use: Five family house
Proposed Use: Applicant seeks interpretation from the Zoning Board confirming that the property is a legal five family house
- Case # 15-16 Monmouth RE Associates, LLC
1119-50th Street
Block: 161 Lot(s) 62.02, 63, 65, 66, 67
Present Use: commercial use – auto repairs
Proposed Use: commercial use – auto repairs
- Case # 16-16 Maxine and Raul Vazquez
1307-44th Street
Block: 138 Lot(s) 308
Present Use: Two family house
Proposed Use: Applicant seeks appeal and/or interpretation from the Zoning Board confirming that the property is a legal two family house
- Case # 17-16 Lenny and Amalia Elardo
903-87th Street
Block: 392 Lot(s) 24
Present Use: three family house
Proposed Use: Applicant seeks an appeal and an interpretation from the Zoning Board confirming that the property is a legal three family house

Formal Action may or may not be taken.
Any other business that may come before the Board.

CC: Applicants/Attorneys
Board Members
Board Planner/Jill Hartmann
Caldarella, Fenick & Associates
Faxed to Jersey Journal/Bergen Record
Posted in Township Hall Lobby for Public Inspection
Township Clerk