



TOWNSHIP OF NORTH BERGEN

DEPARTMENT OF PUBLIC AFFAIRS
BOARD OF ADJUSTMENT

4233 KENNEDY BOULEVARD
NORTH BERGEN, NEW JERSEY 07047
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Frank Pestana, Chairman
Dave Prina, Vice-Chair
Rushbah R. Mehta
Diane Rich
Emil Fuda
Mike DeOrio
Samantha E. Lugo
John Guzobad, Alternate
Peter Bourbon, Alternate

COUNSEL
William Netchert, Esq.
280 Baldwin Avenue
Jersey City, New Jersey 07306
Secretary
Clara Duran

RESULTS OF REGULAR MEETING

Please take notice that the North Bergen Zoning Board of Adjustment will hold their regular Meeting on **Wednesday, January 7, 2026 at 6:00 PM in the Municipal Council Chambers, Ground Floor, 4233 Kennedy Boulevard, North Bergen, New Jersey.** The agenda is as follows:

Case# 04-25 1312-1314 9th St., LLC
1312-1314 9th Street
Block: 17 Lot(s) 42.02,43.02

Present Use: vacant

Proposed Use: 3 family multifamily home.

CARRIED TO FEBRUARY 5, 2026 FOR SCHEDULING ONLY

Case# 14-25 Legend Development, LLC **APPROVED WITH CONDITIONS**
7115 Broadway North Bergen, NJ 07047
Block: 292 Lot(s) 26

Present Use: General commercial, C1-A Zone with 3 Bay repair Garage

Proposed Use: 32 unit building residential

Case# 01-26 Valcara Asset Management, LLC **CARRIED TO FEBRUARY 5, 2026**
7416 Kiesel Terrace
Block: 263 Lot: 43

Present Use: vacant lot

Proposed Use: Construction of a new two family house

Case# 02-26 Suryakant L. Brahmhatt APPROVED
725 Liberty Avenue
Block: 5 Lot(s) 11.02
Present Use: one family house
Proposed Use: new two-family house.

Any other business that may come before the Board.

CC: Applicants/Attorneys
Board Members
Board Planner/Jill Hartmann
Caldarella, Feneck & Associates
Email to Star Ledger /Bergen record
Posted in Township Hall Lobby for Public Inspection
Township Clerk