



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

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, September 2, 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# 13-25 9013 Riverside LLC**
9013 Riverside
Block: 440 Lot(s) 54
Present Use: Vacant Land
Proposed Use: Construction of a 4-unit residential apartment building.
CARRIED TO OCTOBER 7, 2026
- Case# 06-26 Demetrios Kaltsis**
8005 Kennedy Blvd/ 1106-8 80th St.
Block: 350 Lot: 1, 72 873
Present Use: Office/ Industrial & Residential
Proposed Use: Mixed use 5 story with professional office & 37 dwelling units.
APPROVED
- 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.
WITHDRAW WITHOUT PREJUDICE

Case# 07-25 JLB HUDSON REALTY DEVELOPMENT CORP.
8814 KENNEDY BLVD
Block: 395 Lot(s) 2.01
Present Use: One Story Masonry BLDG (School)
Proposed Use: 5 Story 79 Units Multifamily BLDG
SPECIAL MEETING SCHEDULED SEPTEMBER 15, 2026

Any other business that may come before the Board.

CC: Applicant's Attorneys
Board Members and Board Planner/ Jill Hartmann
Lexitas/ Court Reporter
Email to North Bergen website, legal ads section
Posted in Township Hall for Public Inspection
Township Clerk