



BOROUGH OF EAST RUTHERFORD ZONING BOARD OF ADJUSTMENT

MEETING AGENDA

FEBRUARY 5, 2026 – 7:30 P.M.

This meeting is being held in compliance with the Open Public Meeting Act, N.J.S.A. 10:4.6. Notice of this meeting was published in the Borough's approved newspapers, on the Borough's website and posted at Borough Hall. The work session begins at 7:00 p.m. and the re-organization and regular meeting follows at 7:30 p.m. The meeting will be held at the East Rutherford Municipal Building, 1 Everett Place, East Rutherford, NJ.

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF THE JANUARY 8, 2026 MINUTES

RESOLUTIONS:

49 Prospect Terrace

APPLICATION (S):

Docket #25-09

Minor Subdivision

232-238 Grove Street

Block 64, Lot 24&25

The applicant is requesting approval for a minor subdivision at 232-238 Grove Street. The existing parcels were approved for a subdivision on June 11, 1984 by Resolution. The subdivision was never perfected because the attorney dies shortly after the approval by the Board. The applicant needs re-approval of the subdivision.

Docket #25-10

Site Plan with Waivers

770 Paterson Ave

Block 17, Lot 2

The applicant is requesting a site plan with waivers approval to convert a warehouse into an office and six rental warehouses. The structure will be modified to increase the roof line in a section of the existing building. The lot is in an R-2 Zone, the current use is a warehouse.

Docket #25-11

Two Family Dwelling

39 Wall Street

Block 17, Lot 7

The applicant is proposing to construct a two-family dwelling on an undersized lot. Currently the property is vacant.

COMPLETENESS REVIEW OF APPLICATION(S):

OTHER BUSINESS THAT MAY ARISE