



BOROUGH OF EAST RUTHERFORD ZONING BOARD OF ADJUSTMENT

MEETING AGENDA

JANUARY 8, 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

RE-ORGANIZATION OF THE ZONING BOARD OF ADJUSTMENT

- a. Chairman
- b. Vice-Chairman
- c. Secretary
- d. Planner
- e. Engineer
- f. Attorney
- g. Official Newspapers: The Record and Herald News

APPROVAL OF THE DECEMBER 4, 2025 MINUTES

RESOLUTIONS:

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 #25-09

Variance Application

49 Prospect Terrace

Block 60, Lot 7

The applicant is requesting approval for a modification of the single-family residence. The existing single-family dwelling with an attached garage will be modified. The attic will be modified to add a new shed dormer. The second floor of the existing house will be renovated to expanded the existing bedroom, renovate the office, add a new bathroom and walk in closet. The lot is located in an R-2 Zone, Medium – Density Residential District. The expanded single family will be expansion on a nonconforming structure.

COMPLETENESS REVIEW OF APPLICATION(S):

OTHER BUSINESS THAT MAY ARISE