

**ZOOM  
MEETING OF THE  
ZONING BOARD OF ADJUSTMENT  
MAY 18, 2022**

I HEREBY DECLARE THIS MEETING TO ORDER AND STATE THAT THIS IS A MEETING OF THE ZONING BOARD OF ADJUSTMENT OF THE TOWN OF HARRISON SCHEDULED FOR MAY 18, 2022. THIS IS A REGULAR MEETING AND PROPER PUBLIC NOTICE IN COMPLIANCE WITH THE "SUNSHINE LAW" HAS BEEN PUBLISHED AND A COPY FILED WITH THE TOWN CLERK'S OFFICE.

**1. PLEDGE OF ALLEGIANCE**

This meeting is being conducted remotely using the "Zoom" platform. When members of the public join the meeting, their microphones will be off (muted). Each individual will have control over their video element of the meeting (if available). During the public comment section of the meeting, individuals will need to virtually "raise" their hand to participate. For access from a desktop, laptop or the zoom app, you will need to utilize the zoom controls at the bottom of the Zoom window to "raise" your hand. For access from your phone, you will need to dial \*9 on your phone. The Zoom operator will announce your designation and relay it to the Zoning Board of Adjustment. Once acknowledged, you will be unmuted. Once the discussion has concluded, you will be placed back on mute and the Commissioners of the Zoning Board will proceed to the next public comment.

- ROLL CALL
- CORRESPONDENCE
- APPROVAL OF THE MARCH 16, 2022 MINUTES
- NEW BUSINESS:

Calendar#310 – Application by Selgrove Group LLC to demolish an existing one family dwelling and construct a new two-family dwelling at 517 Bergen Street, Block 155, Lot 28. The Applicant seeks approval for a Use Variance/Site Plan with preexisting "C" variances and an expansion of a Non-confirming "D" Use variance for the construction of a new 3-story two-family dwelling located in the Community Commercial (CC) Zone with frontage on Bergen Street. An existing single-family dwelling currently on the site will be demolished. A driveway with garage is proposed where none currently exists. This application requires a Use Variance because a residential use is not a permitted use in this zone, and a new "C" variances are required for the proposed setbacks.

Calendar#311- Application by 334 Buffalo Ave Paterson LLC for conversion of Tavern on 1<sup>st</sup> floor, 101 North 3<sup>rd</sup> St, Block 19, Lot 8. The Applicant seeks approval for a Use Variance/Site Plan for the conversion of an existing tavern on the first floor to an office space and 1-bedroom residential unit while maintaining the existing 4 two-bedroom residential units on the 2nd and 3rd floors. The property is located at the northeast corner of North 3rd Street and Cleveland Avenue and is located in the 2F-1 Residential Zone and has frontage on both North 3rd Street and Cleveland Avenue. Additionally, an existing garage at the rear of building with frontage on Cleveland Street will be demolished. This application requires a Use Variance because the proposed commercial use is not a permitted use in this zone and for the expansion of the number of residential units from 4 to 5, where 2 are permitted.

ADJOURNMENT – SUBJECT TO THE CALL OF THE CHAIR.