

**RIDGEFIELD PARK ZONING BOARD OF ADJUSTMENT  
234 Main Street, Ridgefield Park, NJ 3<sup>rd</sup> Floor Courtroom  
Tuesday, January 21, 2025**

**AGENDA**

**Re-organization of Zoning Board of Adjustment 7:30 p.m.**

Chairman Steps down  
Motion to nominate Chairman  
Roll Call

Motion to nominate Vice Chairman  
Roll Call

Motion to appoint Attorney  
Roll Call

Motion to appoint Board Secretary  
Roll Call

**Regular Meeting called to order.**

Pledge of Allegiance

Announce that meeting is being held in accordance with the Open Public Meetings Act notice of which was sent to the Bergen Record on 12/28/2023, posted on the Municipal Bulletin Board and notifying the Village Clerk.

Roll Call.

**Correspondence:** NJ Planner  
Letter from Gregory Asadurian, Decotis Law Offices  
RE: Lexington Equities, LLC  
36-46 Mt. Vernon Street.

**Rules of Procedure are listed on the Village website.**

Approval of the September 17, 2024 minutes.

Announce: That there are two (2) applications to be heard.

Case #1601  
1 Teaneck Road  
Block 140/Lot 1  
Use Variance  
Carried from the September 17, 2024, meeting.

Case #1602  
38 Teaneck Road  
Block 126/Lot 16  
Addition

Announce: There are two applications requesting extensions of approval.

Lexington Equities, LLC  
36-46 Mt. Vernon Street  
Request for extension on approval from September 2022

78 Vernon, LLC  
78 Mt. Vernon Street/65-67 Mt. Vernon Street  
Request for extension of approval from July 2021

Adjournment