Joint Planning/Zoning Board

Town of Guttenberg
6808 Park Avenue
Guttenberg, N.J. 07093

Mayor
Wayne D. Zitt, Jr.

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AGENDA FOR REGULAR MEETING
MONDAY, SEPTEMBER 15, 2025

The Joint Planning/Zoning Board of Adjustment of the Town of Guttenberg has scheduled a regular meeting on Monday, September 15, 2025 at 6:00 p.m., Town Hall Council Chambers, 6808 Park Avenue, Guttenberg, New Jersey 07093.

1. Meeting called to order.

2. Pledge of Allegiance.

3. Reading of notice in compliance with Open Public Meetings Act.

This is the regular meeting of September 15, 2025 of the Joint Planning/Zoning Board of Adjustment of the Town of Guttenberg.

Adequate notice of this meeting was provided pursuant to the Open Public Meetings Act, by, at least forty-eight (48) hours prior to this meeting, giving the time, date, location, and, to the extent known, the agenda, further indicating that formal action may be taken, and this notice was (1) prominently posted in at least one public place reserved for such or similar announcements; (2) mailed, telephoned, or telecopied to at least two newspapers, which newspapers have been designated by the Joint Planning/Zoning Board of Adjustment of the Town of Guttenberg to receive such notices, one of which is the official newspaper of the Town; and (3) filed with the Clerk of the Town.

4. Roll Call.

5. Communications, reports, and administrative matters.

a. Scheduling special meeting to consider Town's Housing Element and Fair Share Plan, for Wednesday, September 24, 2025 at 4:00 p.m.

6. Minutes for approval.

a. July 14, 2025 Regular Meeting.

7. Memorializing Resolutions.

a. **Resolution 2025-18: ZB 2024-12**: Tony El-Hadi – 141 70th Street
Filed: December 16, 2024 Approved: July 14, 2025
(*applicant proposes construction of a three-family home in R-1 zone*)

b. **Resolution 2025-19: ZB 2025-02:** 6811 Broadway, LLC – 6811 Broadway
Filed: January 27, 2025 Approved: July 14, 2025
(*applicant proposes construction of a three-family home in R-1 zone)*

c. **Resolution 2025-20: ZB 2025-05:** 425 69th Street, LLC – 425-431 69th Street
Filed: April 5, 2025 Approved: July 14, 2025
(*applicant seeks construction of six-story, 40-unit residential mid-rise in the R-1 zone and C zone)*

8. Acceptance/Completeness/Status.

a. **PB 2024-02**: 7001 Adams Street, LLC – Block 2, Lots 7-9; 7001-03 Adams St.
Filed: November 8, 2024 Deemed Complete: pending
(*applicant proposes construction of a 14-story, 98-unit high-rise in R-5 zone*)

b. **ZB 2025-06:** 6903-07 Jackson St., LLC – Block 4, Lot 22; 6903-6907 Jackson Street
Filed: May 1, 2025 Deemed Incomplete: May 19, 2025
(*applicant proposes to construct a six-story, 36-unit residential mid-rise in the R-1 zone)*

c. **PB 2025-01:** 52-54 70th Street, LLC – Block 36, Lot 27; 52-54 70th Street
Filed: August 25, 2025 Deemed Complete:
(*applicant proposes to construct a five-story, 12 unit mid-rise in the R-4 zone)*

9. Old Business – Applications.

a. **ZB 2024-10:** Cornerstone Equities, LLC – Block 4, Lot 9-15; 6820-6914 Adams Street
Filed: October 3, 2024 Deemed Complete: November 18, 2024
(*applicant proposes mixed-use, 110-unit mid-rise in R-1 zone)*

10. New Business – Applications.

a. **ZB 2023-06:** 15-17 70th St., LLC – Block 39 Lot, 4; 15-17 70th Street
Filed: November 2, 2023 Deemed Incomplete: December 18, 2023
(*applicant proposes construction of a six-story, 19-unit residential mid-rise in R-5 zone)*

b. **ZB 2025-07:** 339 71st Street, LLC – Block22, Lot 1; 339 71st Street
Filed: June 12, 2025 Deemed Complete:
(*applicant proposes to construct a five-story, 14-unit residential mid-rise in the R-1 zone)*

11. Open to public for comments on other matters.

12. Motion to adjourn.

Next regular meeting date: **Monday, October 20, 2025** at **6:00 p.m.** in the **Town Hall Council Chambers, 6808 Park Avenue, Second Floor, Guttenberg, New Jersey 07093**. *Feel free to email boardsecretary@myguttenberg.com*