Joint Planning/Zoning Board of Adjustment

Town of Guttenberg
6808 Park Avenue
Guttenberg, New Jersey 07093

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AGENDA FOR REGULAR MEETING
MONDAY, JULY 13, 2026

The Joint Planning/Zoning Board of Adjustment of the Town of Guttenberg has scheduled a regular meeting on Monday, July 13, 2026, 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 Monday, July 13, 2026 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.

6. Minutes for approval.

a. June 15, 2026 regular meeting

10. Memorializing Resolutions.

11. 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 2025-8**: 6812-18 Park Ave, LLC – Block 34, Lot 4; 6812-6818 Park Avenue
Filed: October 22, 2025 Deemed Incomplete: November 17, 2025
(*applicant proposes to construct a 36-unit residential mid-rise in the C zone*)

c. **ZB 2026-2**: CMB 69 Investors, LLC – Block 17, Lot 28.01; 416 69th Street
Filed: April 23, 2026 Deemed Complete: pending
(*applicant seeks amended site plan approval for 48-unit residential mid-rise*)

d. **ZB 2026-3**: Spark Ave, LLC – Block 34, Lot 2; 6802 Park Avenue
Filed: June 16, 2026 Deemed Complete: pending
(*applicant seeks conditional use approval for a cannabis establishment*)

12. Old Business – Applications.

13. New Business – Applications.

a. **PB 2026-2**: Roberto Rodriguez – Block 9, Lot 3; 6712-6714 Polk Street
Filed: March 30, 2026 Deemed Complete: May 18, 2026
(*applicant proposes interior renovations to reduce number of dwelling units*)

b. **ZB 2026-3**: Spark Ave, LLC – Block 34, Lot 2; 6802 Park Avenue
Filed: June 16, 2026 Deemed Complete: pending
(*applicant seeks conditional use approval for a cannabis establishment*

14. Open to public for comments on other matters.

15. Motion to adjourn.

Next meeting date: **Monday, August 17, 2026** at **6:00 p.m.** in the **Town Hall Council Chambers, 6808 Park Avenue, Second Floor, Guttenberg, New Jersey 07093**.
Feel free to -mail boardseretary@myguttenberg.com