

Topic: Township of Irvington- Zoning Board of Adjustment Zoom Meeting
Time: September 15, 2026 08:00 PM Eastern Time (US and Canada)

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AGENDA
ZONING BOARD OF ADJUSTMENT
September 15, 2026

Chairman Bilal calls this meeting of the Zoning Board of Adjustment of the Township of Irvington to order at PM via Zoom. Please take notice that the meeting has been posted on the Township of Irvington's website and said notice was properly published in the newspaper. CSR Tina Restuccia takes the proceedings of this meeting.

Roll Call / Declaration of Quorum:

V/C Beasley
Ms. Bryant
Mr. Chavers
Ms. Figueroa
Ms. Hogue

Mr. Latonnelle
Mr. Thomas, Alt. #1
Mr. Taylor, Alt. #2
Mr. Fonsville, Alt. #3
Chairman Bilal

Pledge of Allegiance:

Sunshine Law:

Chairman Bilal reads the Statement of Proper Notice pursuant to the Sunshine Law.

Adoption of Resolution:

Chairman Bilal asks the Board Secretary to call the resolutions ready for adoption before the Board.

Ms. Francis-McKenzie: On September 1, 2026, a motion was made, seconded and adopted GRANTING with stipulations Calendar No. ZB-26-102, an application submitted by PK Towers Group LLC seeking a use variance, bulk variances, and site plan for property known and designated as 1374 Springfield Avenue, Block 373, Lots 21 and 26.01 Irvington, NJ. The board attorney was directed to prepare the appropriate resolution, which resolution is to be read and adopted at this night's meeting.

Board Member Bryant moved that the resolution prepared by the board attorney granting Calendar No. ZB-26-102 for premises known and designated as 1374 Springfield Avenue, Block 373, Lots 21 and 26.01 is read by the board attorney and then be adopted by this board.

Motion was seconded by Board Member Figueroa and adopted by the following roll call vote:

Ms. Bryant
Mr. Chavers
Ms. Figueroa

Mr. Latonnelle
Mr. Fonsville

Pending Business:

Chairman Bilal asks the Board Secretary to call the pending business before the Board.

Ms. Francis: Continued from August 18th is Calendar No. ZB-26-104, an application submitted by 58 Myrtle LLC seeking minor subdivision approval along with use and bulk variances for minimum lot area, minimum lot width, and maximum fence height in a front yard so as to construct a two-family dwelling at premises known and designated as 58 Myrtle Avenue, Block 86, Lot 16, Irvington, NJ.

Peter Klouser of Millstone, NJ represents the applicant.

The proof of service is waived.

Reports were received from the Planning Department of ARH and Engineering Division of Harbor Consultants Inc. as well as the Police Division and Fire Division of the Department of Public Safety.

An opening statement is/is not given before the board members.

The following witnesses are called and questioned by the applicant and by various members of the board:

1st Witness:

2nd Witness:

3rd Witness:

The following exhibits are submitted and marked into evidence by the CSR:

Exhibit A1:

Exhibit A2:

Exhibit A3:

Upon completion of the testimony by the applicant's witnesses, the redirect from the members of the board and the additional information submitted by the applicant. Chairman Bilal asks to hear from anyone in the audience desiring an opportunity to orally present their views, either in favor of or in opposition to this proposed subdivision, use and bulk variance application:

Persons in favor:

- 1.
- 2.

Persons in opposition:

- 1.
- 2.

Attorney Klouser makes/waives his summation statement to the board members and after public review and deliberation by the members of the board, the following motion is made:

BOARD MEMBER : I make a motion that Calendar No. ZB-26-104, an application submitted by 58 Myrtle LLC at premises known and designated as 58 Myrtle Avenue, Block 86, Lot 16, Irvington, NJ be granted/denied/dismissed without prejudice and that the board attorney be directed to prepare the appropriate resolution, which shall be publicly read and adopted by the board at the regularly scheduled meeting dated October 6, 2026.

Motion is seconded by BOARD MEMBER

and adopted by the following roll call vote:

V/C Beasley
Ms. Bryant
Mr. Chavers
Ms. Figueroa

Mr. Latonnelle
Mr. Thomas
Mr. Fonsville
Chairman Bilal

New Business:

Chairman Bilal asks the Board Secretary to call the new business before the Board.

Ms. Francis: Scheduled to be heard is Calendar No. ZB-26-106, an application submitted by David Guaman-Caguana seeking preliminary and final site plan approval along with use and bulk variances for maximum impervious coverage, minimum side yard setback, maximum building height, maximum floor area ratio, minimum one bedroom, and minimum access lane so as to convert an existing two-story mixed use building with two commercial space on the first floor and one two-bedroom and one three-bedroom apartment on the second and third floors at premises known and designated as 1207 Springfield Avenue, Block 340, Lot 6, Irvington, NJ.

Alan Siegel of Chatham, NJ represents the applicant.

The proof of service is/is not approved.

Reports were received from the Planning Department of ARH and Engineering Division of Harbor Consultants Inc.

An opening statement is/is not given before the board members.

The following witnesses are called and questioned by the applicant and by various members of the board:

1st Witness:

2nd Witness:

3rd Witness:

The following exhibits are submitted and marked into evidence by the CSR:

Exhibit A1:

Exhibit A2:

Exhibit A3:

Upon completion of the testimony by the applicant's witnesses, the redirect from the members of the board and the additional information submitted by the applicant. Chairman Bilal asks to hear from

anyone in the audience desiring an opportunity to orally present their views, either in favor of or in opposition to this proposed subdivision, use and bulk variance application:

Persons in favor:

- 1.
- 2.

Persons in opposition:

- 1.
- 2.

Attorney Siegel makes/waives his summation statement to the board members and after public review and deliberation by the members of the board, the following motion is made:

BOARD MEMBER : I make a motion that Calendar No. ZB-26-106, an application submitted by David Guaman-Caguana at premises known and designated as 1207 Springfield Avenue, Block 340, Lot 6, Irvington, NJ be granted/denied/dismissed without prejudice and that the board attorney be directed to prepare the appropriate resolution, which shall be publicly read and adopted by the board at the regularly scheduled meeting dated October 6, 2026.

Motion is seconded by BOARD MEMBER and adopted by the following roll call vote:

V/C Beasley
Ms. Bryant
Mr. Chavers
Ms. Figueroa
Ms. Hogue

Mr. Latonnelle
Mr. Thomas
Mr. Taylor
Mr. Fonsville
Chairman Bilal

Adjournment:

There being no further business to conduct, Chairman Bilal adjourns this regularly scheduled meeting of the Zoning Board of Adjustment at PM.