

# **Garfield Zoning Board of Adjustment**

## **Regular Meeting - June 23, 2008**

**Take notice that** the Garfield Zoning Board of Adjustment shall hold a meeting on Monday, June 23, 2008, at 7:30 p.m. in the Council Chambers, Garfield City Hall, Garfield, NJ. Formal action may be taken at this meeting. The Board will hold a caucus at 7:00 p.m., in the Caucus Room, to discuss and study matters that will come before it. This meeting is open to the public.

### **AGENDA**

**1. Call to Order**

**2. Roll Call of Members/ Flag Salute**

**3. Reading of the Open Public Meeting Notice:**

*Adequate notice of this meeting of the Garfield Zoning Board of Adjustment was given, as required by the Open Public Meeting Act, by providing notice of this meeting to the Garfield Messenger and the Record. Notice of this meeting was also posted on the bulletin board reserved for public notices in Garfield City Hall. Further, a copy of the notice was filed with the City Clerk of Garfield. All notices were provided at least 48 hours prior to this meeting.*

**4. Approval of Minutes**

**5. Applications:**

**07-3424 Kozeski**

- Application for bulk variances and sub-division approval of an existing lot presently containing a one-family and a two-family home. Applicant proposes to subdivide the property, demolish the one-family home and replace it with a new, one-family home at 123-125 Morris Avenue.

**08-3426 Meredith Enterprises**

- Application for subdivision and bulk variances in connection with the demolition of an existing one-family home and construction of two, two-family homes at 69 Alpine Street.

**08-3430 Leone**

- Application for bulk and use variances and site plan approval in connection with the addition of a second floor to an existing commercial building and an addition to an existing garage at 358 Midland Avenue.

**08-3431 Stojkovski**

- Application for bulk variances in connection with the demolition of an existing one-family home and the construction of a new one-family home at 429 Palisade Avenue.

**6. Resolutions:**

**07-3411 Zyla**

- Resolution approving application for bulk variances in connection with an addition to an existing one-family home at 440 Van Bussum Avenue.

**07-3420 Callahan**

- Resolution approving application for bulk variances in connection with the demolition of an existing one car garage and the construction of a new one car garage at 39 Park Avenue.

**07-3423 Kostoski**

- Resolution denying application for bulk variances in connection with the demolition of an existing structure and the construction of a new two-family dwelling at 105 Market Street.

**08-3429 Lopez**

- Resolution approving application for bulk variances, site plan approval and waivers from the site plan ordinance in connection with the construction of an addition to a proposed day care center at 186 Lincoln Place.

**7. Communications:**

**8. Old Business:**

**9. New Business:**

**10. Executive Session, if needed (parts may be closed to public):**

**11. Adjournment:**

The Board reserves the right to add additional items to this agenda, if required.



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Marcel R. Wurms, Esq., Secretary