

*Member NY & NJ Bars

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Garfield Zoning Board of Adjustment Regular Meeting – June 27, 2016

Take notice that the Garfield Zoning Board of Adjustment shall hold a meeting on Monday, June 27, 2016 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 City Hall Conference 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 Bergen 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: May 23, 2016

5. Applications:

Beata Rostek (53 Scudder Street Garfield NJ)

Applicant is requesting to convert the existing mixed use property (1 Commercial Unit and 3 Residential Units) to a total of 4 Residential Units. The Applicant would be converting the commercial unit to a residential unit.

Costantino & Rosa Conte (45 Summit Avenue Garfield NJ)

Applicant is requesting approval to remove the existing two (2) family dwelling on a double lot and construct an eight (8) unit apartment complex. Applicant will be withdrawing the Application and will refile with revised plans.

Robert Rigoglioso (222 Cedar Street Garfield NJ)

Applicant is requesting approval for the conversion of an existing mixed use building consisting of a bar and three bedroom apartment into a two family dwelling.

Pedro Bargas (159 Malcolm Avenue Garfield NJ)

Applicant is requesting approval to construct an addition to the existing two family dwelling which will increase the bedrooms on the first floor from 2 to 4 bedrooms.

Trize Youssef (376 River Drive)

Applicant is requesting approval to convert the existing first floor from a retail store into a two bedroom residence. The second floor of the building has an existing one bedroom apartment and an existing two bedroom apartment. Applicant will be adjourning this application to next month's meeting.

6. Resolutions:

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

Joseph J. Conte, Esq., Secretary