

\*Member NY & NJ Bars

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## **Garfield Zoning Board of Adjustment Regular Meeting – July 25, 2016**

**Take notice that** the Garfield Zoning Board of Adjustment shall hold a meeting on Monday, July 25, 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: June 27, 2016**

**5. Applications:**

**Andrzej & Janina Zapotoczny (35 Shaw Street, Garfield NJ)**

Applicant is requesting front yard parking (installation of driveway) in the front of the dwelling.

**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.

**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.

**6. Resolutions:**

**Robert Rigoglioso (222 Cedar Street Garfield NJ)**

Applicant granted 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 granted 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.

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

Joseph J. Conte, Esq., Secretary