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**Garfield Zoning Board of Adjustment
Regular Meeting – August 22, 2016**

Take notice that the Garfield Zoning Board of Adjustment shall hold a meeting on Monday, August 22, 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: July 25, 2016

5. Applications:

S&L DEVELOPMENT (588 Palisade Avenue, Garfield, NJ)

Applicant is requesting approval to subdivide the existing parcel containing a two family dwelling. One lot would contain the existing two family dwelling . The Applicant is proposing to construct a new two family dwelling on the other lot.

STANISLAW WOJDAT & DANUTA STECYK (175 Jewell Street, Garfield, NJ)

Applicant is requesting approval to convert an existing commercial first floor (bar) into a residential dwelling unit. The proposed first floor unit will have 2 bedrooms and the existing second floor unit to remain will stay at three bedrooms.

6. Resolutions:

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

Applicant denied request for front yard parking / driveway.

Beata Rostek (53 Scudder Street Garfield NJ)

Applicant denied request 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.

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

Joseph J. Conte, Esq., Secretary