

\*Member NY & NJ Bars

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## **Garfield Zoning Board of Adjustment Regular Meeting September 26, 2016**

**Take notice that** the Garfield Zoning Board of Adjustment shall hold a meeting on Monday, September 26, 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: August 22, 2016**

**5. Applications:**

**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.

**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. APPLICATION WAS CARRIED FROM JULY.

**6. Resolutions:**

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

Joseph J. Conte, Esq., Secretary