

*Member NY & NJ Bars

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Garfield Zoning Board of Adjustment Regular Meeting – February 22, 2016

Take notice that the Garfield Zoning Board of Adjustment shall hold a meeting on Monday, February 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: January 25, 2016

5. Applications:

Enzo Busciglio (33 Westervelt Garfield, NJ)

Applicant is requesting approval to divide an existing lot into two separate lots. One lot will contain an existing 2 family residential dwelling and the other lot will consist of a commercial garage.

GarSam Realty LLC (256-258 Palisade Avenue, Garfield, NJ)

Applicant is requesting approval to convert the existing two family dwelling into commercial office space.

APPLICATIONS THAT ARE BEING ADJOURNED

Charles Messina (56 Orchard Street Garfield NJ)

Applicant is requesting approval to construct a new two family dwelling.

6. Resolutions:

JMF Enterprises LLC (154 Harrison Avenue, Garfield, NJ)

Applicant denied approval to convert the property from a 5 unit dwelling to a 6 unit dwelling by converting the basement into an apartment.

Ilija Aceski (91 Banta Avenue Garfield, NJ)

Applicant denied approval for the expansion of the second floor on the rear building of the property.

Zenon Kopec (68 Scudder Street Garfield, NJ)

Applicant granted approval for the removal of the existing one story single family dwelling and the construction of a new three story single family dwelling.