

\*Member NY & NJ Bars

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## **Garfield Zoning Board of Adjustment Meeting March 27, 2017**

**Take notice that** the Garfield Zoning Board of Adjustment shall hold a special meeting on Monday, March 27, 2017 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: February 27, 2017**

**5. Applications:**

**248 SEMEL LLC (250 Semel Avenue)**

Applicant is seeking variance relief to demolish the existing two (2) family home and construct a new three story two (2) family dwelling.

**218 PARKING LOT REALTY, LLC (218 River Drive)**

Applicant is seeking variance relief to convert the existing commercial building into a multifamily dwelling that would contain a parking garage on the ground level; 5 one bedroom units on the second floor and 5 one bedroom units on the third floor.

**STORAGEBLUE EQUITIES, LLC (20 Passaic Street)**

Applicant is seeking variance relief to convert an existing 4 story warehouse into a self storage facility. As part of the Application, the Applicant is proposing to add a fifth story to the existing structure as well as demolish three (3) residential dwellings.

**6. Resolutions:**

**TRIZE YOUSSEF (376 River Street, Garfield, NJ)**

Applicant denied approval for the conversion of the existing first floor from a retail store into a two bedroom residence.

**STANISLAW SERAFIN (247 Lanza Avenue, Garfield, NJ)**

Applicant granted approval for the conversion of an existing single family dwelling into a two family dwelling in a R-1 zone which permits said use.

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

Joseph J. Conte, Esq., Secretary