

\*Member NY & NJ Bars

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## **Garfield Zoning Board of Adjustment Meeting July 24, 2017**

**Take notice that** the Garfield Zoning Board of Adjustment shall hold a general meeting on Monday, July 24, 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: June 26, 2017**

**5. Applications:**

**228 Outwater Lane, Garfield, NJ**

Applicant is requesting variance relief to convert the existing first floor commercial space into a residential apartment and add an additional bedroom in the attic for use with the second floor tenant.

**54 Outwater Lane, Garfield, NJ**

Applicant is requesting variance relief to expand the existing attic space to provide an additional four (4) bedrooms.

**416 Van Bussum Avenue, Garfield, NJ**

Applicant is requesting variance relief to demolish the existing structure and garage on the subject property and construct a new two family dwelling with attached garage in a R-1 zone which permits said use.

**6. Resolutions:**

**285 Malcolm Avenue, Garfield, NJ**

Applicant granted variance relief to convert the existing 1 Family dwelling into a 2 Family Dwelling in a R1 zone which permits said use.

**26 Irving Place, Garfield NJ**

Applicant denied variance relief to demolish the existing structure and construct a two family dwelling in a R2 zone which permits said use.

**21 Scudder Street, Garfield, NJ**

Applicant granted variance relief to demolish the existing structure and construct a new three family dwelling in a R2 zone which permits said use.

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

Joseph J. Conte, Esq., Secretary