

\*Member NY & NJ Bars

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## **Garfield Zoning Board of Adjustment Meeting August 28, 2017**

**Take notice that** the Garfield Zoning Board of Adjustment shall hold a general meeting on Monday, August 28, 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: July 24, 2017**

**5. Applications:**

**42 Garfield Avenue, Garfield, NJ**

The Applicant is requesting variance relief to renovate the existing structure. An existing detached garage in the rear yard is to be removed. The previous use of the building consisted of a residential dwelling unit and a retail bakery. The proposes use is a two family dwelling.

**28 Irving Place, Garfield NJ**

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

**54 Outwater Lane, Garfield, NJ**

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

**19 Morris Avenue, Garfield, NJ**

Applicant is requesting variance relief for a minor subdivision of the subject parcel. The existing parcel is a through lot extends from Pacific Avenue to Morris Avenue. The existing dwelling on the property is located on Morris Avenue. As part of the application, the applicant is proposing a new two family dwelling fronting Pacific Avenue.

**17 Westminster Place, Garfield, NJ**

Applicant is requesting variance relief to demolish the existing structure and construct 3 new townhouses.

**10 Shaw Street, Garfield, NJ THIS APPLICATION WILL PROBABLY BE ADJURED.**

Applicant is requesting variance relief to convert an existing one family dwelling into a two family dwelling with an office. The first floor unit would be a 1 bedroom apartment with an office area and the second floor with have 2 bedrooms.

**6. Resolutions:**

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

Applicant granted 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.

**228 Outwater Lane, Garfield, NJ**

Applicant granted 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.

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

Joseph J. Conte, Esq., Secretary