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**Garfield Zoning Board of Adjustment  
Meeting January 28, 2019**

**Take notice that** the Garfield Zoning Board of Adjustment shall hold a general meeting on Monday, January 28, 2018 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: December 17, 2018 and January 2, 2019 Reorg**

**5. Applications:**

**473 Harrison LLC (471-473 Harrison Avenue, Garfield, NJ)**

Applicant is requesting variance relief for a minor subdivision of the subject parcel. The existing parcel contains a single family dwelling which has four (4) single bedroom units and one (1) 3 bedroom unit. As part of the application, the property is to be subdivided into two separate lots. The existing building will be converted into six (6) single bedroom units and the proposed new building will be two (2); three (3) bedroom units.

**Giovanici Caggia (7 Monroe Street, Garfield, NJ)**

Applicant is requesting variance relief to convert the existing medical office and one family dwelling to a two family dwelling in a B2 Zone.

**Mary Rebisz (22 Steinberg Avenue, Garfield, NJ)**

Applicant is requesting an interpretation of the current use of the existing structure. Applicant is claiming that the property has been used as a three (3) family dwelling since the 1950's. Applicant is seeking interpretation and determination from the Board that the property is in fact a three (3) family dwelling.

**6. Resolutions:**

**Kedzierawski (47 Center Street, Garfield, NJ)**

Applicant granted variance relief for the conversion of a one family dwelling into a two family dwelling in an R2 zone.

**Zlate Geleski (484 Lanza Ave, Garfield, NJ)**

Applicant denied variance relief to convert the existing 6 bedroom single family structure into a two family home with 2 bedrooms in each unit.

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

Joseph J. Conte, Esq., Secretary