

\*Member NY & NJ Bars

LAW OFFICE OF  
**JOSEPH J. CONTE, PC\***  
152 HARRISON AVENUE  
GARFIELD, NEW JERSEY 07026

-----  
TEL. (973) 772-4077  
FAX (973) 807-1682  
Email: Jconteesq@gmail.com

**Garfield Zoning Board of Adjustment  
Meeting March 25, 2019**

**Take notice that** the Garfield Zoning Board of Adjustment shall hold a general meeting on Monday, March 25, 2019 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 25, 2019**

**5. Applications:**

**T-MOBILE NORTHEAT LLC (175 Belmont Avenue, Garfield, NJ)**

Applicant is requesting variance relief to install a wireless telecommunications facility on the roof of the structure consisting of antennas, a generator and related equipment.

**48 SEMEL AVENUE (KOWAL)**

The Applicant is requesting variance relief to construct an addition to the first floor of the building which would result in a larger dining room.

**259 MALCOLM AVENUE (LADUCA)**

The Applicant is requesting variance relief to convert a two (2) family dwelling into a three (3) family dwelling.

**1 CEDAR STREET (POPSTEFANOV)**

The Applicant is requesting variance relief to convert an office on the 2<sup>nd</sup> Floor into a residential unit. There will be 3 units on the 2<sup>nd</sup> floor and the first floor will remain as a commercial use.

**277 LANZA AVENUE (TRUCHEL)**

The Applicant is requesting variance relief to construct a six (6) unit garden apartment complex.

**42-46 OUTWATER LANE (SANTONI'S PIZZA)**

The Applicant is requesting variance relief to expand the existing pizzeria and adding parking and a second floor residential unit. The Applicant is also requesting variance relief to subdivide the lot. **THIS APPLICATION IS BEING ADJOURNED TO NEXT MONTHS MEETING.**

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

Joseph J. Conte, Esq., Secretary