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

Take notice that the Garfield Zoning Board of Adjustment shall hold a general meeting on Monday, OCTOBER 28, 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: September 23, 2019

5. Applications:

184 Midland Avenue (Mary Sabani)

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

88 Clark Street & 131 MacArthur Avenue (Sabatino Pepe)

Applicant seeks to convert the first floor retail storefront to a residential unit.

372-376 Semel Avenue (Mark Wallace Real Estate)

Applicant is requesting variance relief to remove the existing structure and detached garage and construct two (2) separate buildings; each with four (4) townhouses for a total of eight (8) townhouses.

38 Garfield Avenue (Patrick Emiliano)

Applicant is requesting variance relief to convert a former textile sewing facility and a one (1) residential unit into three (3) residential units and warehouse space.

183 Cedar Street (Anthony LaGattuta)

Applicant is requesting variance relief to convert the existing single family home into a two-family dwelling.

6. Resolutions

49 Westminster Place (Kareen Bosede)

Applicant denied variance relief to remove the existing dwelling and construct a new three (3) family dwelling.

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

Joseph J. Conte, Esq., Secretary