

LAW OFFICE OF
JOSEPH J. CONTE, PC*

*Member NY & NJ Bars

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 NOVEMBER 25, 2019**

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

5. Applications:

372-376 Semel Avenue (Mark Wallace Real Estate)

Applicant is requesting variance relief to remove the existing structure and detached garage and construct seven (7) 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.

103-107 Jewell Street (BCR Holdings LLC)

Applicant seeks to consolidate two of the lots to construct a 6 unit apartment building with a parking lot.

6. Resolutions

184 Midland Avenue (Mary Sabani)

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

88 Clark Street & 131 MacArthur Avenue (Sabatino Pepe)

Applicant granted variance relief to convert the first floor retail storefront to a residential unit.

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

Joseph J. Conte, Esq., Secretary