

**AGENDA**  
*Regular Public Meeting*  
**GARFIELD ZONING BOARD OF ADJUSTMENT**

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**Monday, March 8, 2021 at 7:30 P.M.**  
**Via Zoom Conference**

**Take notice that** the Garfield Zoning Board of Adjustment shall hold a general meeting on Monday, March 8, 2021 at 7:30 p.m. via Zoom Conference. Formal action may be taken at this meeting. The Board will hold a caucus at 7:00 p.m. to discuss and study matters that will come before it.

1. **Call to Order**
2. **Roll Call of Members/Flag Salute**
3. **Reading of the Open Public Meeting Notice:**  
Notice of the time, date and place of this meeting has been provided at least 48 hours in advance (1) by publication in The Bergen Record and The Herald News on January 15, 2021; (2) by posting of the Notice of meeting on the Community Bulletin Board at City Hall and (3) by filing a copy of the Notice with the City Clerk.
4. A subsequent Notice of venue change from Council Chambers, Second Floor, City Hall to a Zoom Conference Meeting has been provided at least 48 hours in advance by publication in The Bergen Record and The Herald News on March 3, 2021.
5. **Approval of Minutes: Regular Meeting 2/8/2021**
6. **Applications:**

**418 Madeline Avenue (Mariusz Usmial)**

Applicant is requesting permission to convert a 1-family dwelling into a 2-family dwelling.

**151 Dewey Street (David Dennis)**

Applicant is requesting permission to subdivide the existing vacant lot and 1-family residential dwelling into 2 properties with one new 2-family residential dwelling.

**397 Van Bussum Avenue (Andrzej D. Kalata)**

Applicant is requesting permission to convert existing 1-family residential dwelling to a 2-family residential dwelling and add a 2-car detached garage.

**7. Resolutions**

- a) Resolution memorializing approval of application regarding property located at 754 River Drive to demolish the existing residential dwelling and construct a new mixed-use dwelling with retail space on the first floor and office space on the floors above.**

**8. Other Administrative Matters:**

- a) Correspondence**
- b) Payment of Bills**