

AGENDA
Regular Public Meeting
GARFIELD ZONING BOARD OF ADJUSTMENT

Monday, December 12, 2022 at 7:30 P.M.
Council Chambers, 2nd Floor, City Hall

Take notice that the Garfield Zoning Board of Adjustment shall hold a general meeting on Monday, December 12, 2022 at 7:30 p.m. at City Hall. 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 Record and The Herald News; (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. **Approval of Minutes: Regular Meeting November 14, 2022**

5. **Applications:**

541,525,535 Midland Avenue, 18 New Schley Street(Greater Bergen Community Action Program, Inc.)

541 Midland Avenue: An adaptive reuse of the existing (16,879 SF) structure is proposed, which is proposed to contain multiple uses, as set forth hereinafter. The northeast quadrant of this lot, which is currently a parking area, would be reconfigured to provide a drop off area and ADA parking spaces. Proposed multiple uses are: City of Garfield Health Office, Community Food Bank of NJ (CFBNJ), CBH Care, Bergen Volunteer Medical Initiative (BVMI), Building Management Offices.

525 Midland Avenue: Demolition of existing residential structure and redevelop as a parking lot for use by the various uses to be located at 541 Midland Avenue. The intention is to consolidate this Lot 253.02 with Lot 253.01 (541 Midland Avenue).

535 Midland Avenue: The uses of this Lot would remain the same. This lot is included as part of the application as the current ingress and egress from Midland Avenue for this Lot would also be used (as it is current being used now), to provide access to the land locked Lot 253.01, which is the central focus of this application. In addition, the proposed additional parking lot on Lot 253.02 would use the ingress-egress over 535 Midland Avenue so that a new curb cut does not need to be proposed/created at Midland Avenue.

18 New Schley Street: The use of this lot would remain as it is currently being used, as a Gravel Parking Lot used by Applicant and the Hungarian American Club and its licenses.

In sum, the collective proposed uses for 541 Midland Avenue along with the existing uses at 535 Midland Avenue will create a campus for non-for-profit medical related providers to serve the City's residents and the residents of northern New Jersey.

6. **Resolutions**

7. **Other Administrative Matters**