

AGENDA
Regular Public Meeting
GARFIELD ZONING BOARD OF ADJUSTMENT

Monday, February 13, 2023 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, February 13, 2023 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 January 9, 2023 &
Special Meeting January 30, 2023**

5. Applications:

561 Harrison Avenue (Osmar Olivo)

Applicant is seeking to convert the existing two-family dwelling to a three-family dwelling.

101-105 Harrison Avenue (Joel Nunez)

Applicant is seeking to convert the existing structure and construct a three-unit residential dwelling.

400-410 Midland Avenue (Midland Gardens, LP)

Applicant is seeking to convert a commercial unit in 400 Midland Avenue into a residential dwelling unit.

170 Division Avenue (Zahid Hossain c/o 170 Division LLC)

Applicant is seeking to convert the existing 1-family residential dwelling to a 2-family residential dwelling.

6. Resolutions

163 Belmont Avenue (Lily Extracts LLC)

Applicant granted permission to convert the interior of an existing warehouse structure into a Class 2 Cannabis Manufacturing Microbusiness

7. Other Administrative Matters