

AGENDA
Regular Public Meeting
GARFIELD ZONING BOARD OF ADJUSTMENT

Tuesday, March 14, 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 Tuesday, March 14, 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 February 13, 2023
Special Meeting February 28, 2023

5. Applications:

439-441 Palisade Avenue (Minerva Menendez)

Applicant is seeking to convert a 1-family into a 2-family with an addition out the back and to the north.

499 Midland Avenue (Saimir Culi)

Applicant is seeking to demolish a mixed-use building and construct a 2-story mixed-use building with 7 residential units (4- 2 bedroom and 3- 1 bedroom) and 2 commercial units.

6. Resolutions

400-410 Midland Avenue (Midland Gardens, LP)

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

561 Harrison Avenue (Osmar Olivo)

Applicant granted permission to convert a 2-family home into a 3-family home.

101-105 Harrison Avenue (Joel Nunez)

Applicant granted permission to convert a 2-family dwelling into a 3-family multi-family dwelling.

22 Summit Avenue (Iirjan Gaba)

Applicant granted permission to construction of a 2-family in the R-1 Zone.

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

Applicant granted permission to demolish the existing structure at 525 Midland Avenue and redevelop a parking lot. Applicant granted permission to reuse the existing structure at 541 Midland Avenue for multiple uses such as City of Garfield Health Office, Community Food Bank of NJ (CFBNJ), CBH Care, Bergen Volunteer Medical Initiative (BVMI), Building Management Offices. 535 Midland Avenue will be used as is with ingress and egress for the new uses at 541 Midland Avenue. 18 New Schley Street will be a paved parking lot that will be used as additional parking for 541 & 535 Midland Avenue.

7. Other Administrative Matters