

AGENDA
Regular Public Meeting
GARFIELD ZONING BOARD OF ADJUSTMENT

Monday, April 10, 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, April 10, 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 March 14, 2023

5. Applications:

453 Madeline Avenue (Stanley Guzik & Joseph Guzik)

Applicant seeks to convert the existing one-family dwelling to a two-family residential dwelling.

1 Midland Avenue (Garfield Express Inc.)

Proposed is a permitted use, a modernization of the existing car wash use to propose a new modern automated car wash.

6. Resolutions

499 Midland Avenue (Saimir Culi)

Applicant denied permission 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.

71 Bergen Street (PLJ Properties LLC)

Applicant approved permission to subdivide a 100' x 100' lot into two 50' x 100' lots. Each lot will have a duplex (2-Family)

7. Other Administrative Matters