

AGENDA
Regular Public Meeting
GARFIELD ZONING BOARD OF ADJUSTMENT

Monday, December 11, 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, December 11, 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 October 9, 2023

5. Applications:

11 Bellport Avenue & 598 Midland Avenue (Ken-Dan, Inc.)

The applicant is seeking permission to pave and make certain other improvements to the existing gravel parking lot located at Block 6.11 Lot 113 (11 Bellport Avenue).

381 Van Bussum Avenue (Elzbieta and Jacek Szczachor)

Applicant is seeking to convert a 1-family into a 2-family.

108 Dewey Street (Rober Jachevski)

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

6. Resolutions

433 Banta Avenue (RGS LLC)

Applicant approved permission to subdivide a 100'x100' lot into two (2) 50'x100' lots. Each proposed lot proposes a duplex.

23 Frederick Street (Tommy Milevski)

Applicant denied permission to demolish existing structure and construct four (4) townhouses.

1 Midland Avenue (Garfield Express Inc.)

Applicant approved for a permitted use, a modernization of the existing car wash use to a new modern automated car wash.

7. Other Administrative Matters