

AGENDA
Regular Public Meeting
GARFIELD ZONING BOARD OF ADJUSTMENT

Monday, February 12, 2024 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 12, 2024 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 8, 2024

5. Applications:

325 Midland Avenue (Snowball Developments LLC)

Applicant is requesting to renovate the entire site of 2.98 acres. The renovation will include new warehousing with retail and demolition of 2 buildings in Block 88.01.

499 Van Bussum Avenue (Dragan Spaseski)

Applicant is seeking to build a new 2-family duplex on a vacant lot. The lot contains 7,243 SF with a frontage of 125 feet along Van Bussum Avenue.

256 Lanza Avenue (Henry & Christine Rodzen)

Applicant is seeking to add a 2.5 story addition to the rear of the existing home, a front addition, and a garage in the rear for storage.

6. Resolutions

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

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

213 Division Avenue (Hana Jenczelewska & Dennis Sondej)

Applicant denied permission to demolish the existing dwelling and build a five-unit apartment building.

7. Other Administrative Matters