

AGENDA
Regular Public Meeting
GARFIELD ZONING BOARD OF ADJUSTMENT

Monday, October 14, 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, October 14, 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 September 16, 2024**

5. **Applications:**

237-239 Gaston Avenue (Emin Alliu)

Applicant is seeking to convert an existing 2-family building into a 3-family building. The second 2-family building on the same lot will remain, for a total of 5 residential units.

25 Shaw Street (PLJ Property Management, LLC)

Applicant is seeking to construct four (4) new townhouses, each with 2 bedrooms, home office and den.

6. **Resolutions**

452 Grace Avenue aka 454 Grace Avenue (Lou Ann Visotcky)

Applicant approved permission to demolish existing structure and construct a new two-family dwelling.

108 Dewey Street (Robert Jachevski)

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

7. **Other Administrative Matters**