

AGENDA
Regular Public Meeting
GARFIELD ZONING BOARD OF ADJUSTMENT

Monday, March 10, 2025 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, March 10, 2025 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 10, 2025**

5. **Applications:**

25 Shaw Street (PLJ Property Management, LLC)

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

475 MacArthur Avenue (Usama Khattab-Omar)

Applicant seeks to alter existing structure and convert to a two-family dwelling.

131 Jewell Street (131 Jewell Street, LLC)

Applicant seeks to demolish the 2-story single family residential dwelling and detached garage and construct a 4-story apartment building with 12 residential units. All units are proposed as 1-bedroom units.

6. **Resolutions**

170 River Drive (DISH Wireless LLC)

Applicant approved to construct wireless antennas and additional wireless communication equipment on the roof of an existing storage building (StorageBlue).

616 River Drive (KDRJJI,LLC)

Applicant approved to a Class Two manufacturing of cannabis in a mixed-use building.

46 Washington Place (VIVIAN VARGAS-PEREZ & JORGE L. RODRIGUEZ-GONZALEZ)

Applicant approved to add a 2 Story addition to the rear and front part of the home on the North and South sides of the building to convert a 1-Family home into a 2-Family home.

7. **Other Administrative Matters**