

AGENDA
Regular Public Meeting
GARFIELD ZONING BOARD OF ADJUSTMENT

**Monday, June 9, 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, June 9, 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 May 12, 2025**

5. **Applications:**

213 Division Avenue (Hanna Jenczelewska)

Applicant seeks to modify existing two-family and construct addition to create a three-family dwelling.

158 Lincoln Avenue (Besmir Hoxha)

Applicant seeks approval for conversion of the property from a three (3) family to a four (4) family, which will consist of 5 bedrooms- 1st floor one (1) two-bedroom apartment, one (1) one bedroom apartment, and 2nd floor two (2) one-bedroom apartments.

33 Cedar Street (33 Cedar St, LLC- Slawomir Puzio)

The applicant is seeking to demolish an existing one-family home and construct a duplex

6. **Resolutions**

9 Madonna Place (Wojciech Kudron and Monika Jolanta Niemyjska)

Applicant granted permission to demolish an existing garage and build a new 1-family dwelling on a 25'x100' lot.

7. **Other Administrative Matters**