

*Regular Public Meeting*  
GARFIELD ZONING BOARD OF ADJUSTMENT

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**Monday, December 8, 2025 at 7:30 P.M.**  
**Council Chambers, 2<sup>nd</sup> Floor, City Hall**

**Take notice that** the Garfield Zoning Board of Adjustment shall hold a general meeting on Monday, December 8, 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 October 13, 2025**

5. **Applications:**

**60 Botany Street (NJ Home Solutions LLC)**

Applicant is seeking to demolish existing 1-family dwelling and construct a new 2-family duplex

**127-129 Willard Street (NJ Exclusive Construction, LLC)**

Applicant is seeking to construct three (3) new townhouses, each with three (3) bedrooms.

6. **Resolutions**

**142 Plauderville Avenue (Dolores A. Marsh & Michael Marsh)**

Applicant was approved to construct 3 new townhouses, each with 3 bedrooms.

**439-441 Palisade Avenue (Elvis Lopez)**

Applicant was denied to convert a 2-family home into a 3-family home.

7. **Other Administrative Matters**