

**AGENDA**  
*Regular Public Meeting*  
GARFIELD ZONING BOARD OF ADJUSTMENT

---

**Monday, January 12, 2026 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, January 12, 2026 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 December 8, 2025**  
**Reorganization Meeting January 5, 2026**

5. **Applications:**

**786 River Drive (Leafy Lux LLC)**

Applicant is seeking a permit use for a Class 5 Retail Cannabis.

**33 Cedar Street (Slawomir Puzio)**

Applicant is seeking to construct a new duplex in an R-1 zone.

**138 Plauderville Avenue (Jhony Arboleda)**

Applicant is seeking to demolish the existing one-family dwelling and construct a new two-family dwelling.

**123-125 Plauderville Avenue (PLJ Properties, LLC)**

Applicant is seeking to construct five (5) new townhouses, each with three (3) bedrooms and a home office/den.

6. **Resolutions**

**Garfield Zoning Board Reorganization Meeting Appointments for 2026**

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

Applicant denied to remove a 1-family home and build a new 2-family duplex on a 7,628 SF lot.

7. **Other Administrative Matters**