

AGENDA
Regular Public Meeting
GARFIELD ZONING BOARD OF ADJUSTMENT

Monday, February 9, 2026 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, February 9, 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 January 12, 2026**

5. **Applications:**

53 Marsellus Place (Jesus Nunez Munoz)

Applicant is seeking to convert and renovate existing one-family dwelling into a two-family dwelling.

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

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

70 Bogart Avenue (TMAK Builders LLC)

Applicant seeks to construct a new single-family dwelling.

6. **Resolutions**

33 Cedar Street (Slawomir Puzio)

Applicant was approved to construct a new duplex in an R-1 zone.

7. **Other Administrative Matters**