

**SPECIAL MEETING
OF THE
GARFIELD MAYOR AND COUNCIL
FEBRUARY 11, 2026
4:00P.M.**

1. CALL TO ORDER:

2. STATEMENT OF COMPLIANCE:

Whereas, Chapter 231 of the Public Laws of the State of New Jersey requires at the commencement of every meeting a Statement of Compliance be read by the presiding officer.

Now, Therefore Be Advised, that the meeting requirements for this meeting have been met by transmitting a special meeting notice to The Record and Herald News and by posting such notice in the office of the City Clerk as well as in a public place within the Municipal Building, and by notifying interested citizens. Said notice was posted and transmitted on February 9, 2026.

3. ROLL CALL:

4. RESOLUTION:

R-90-26

Authorizing the City Attorney to Bring an Action Against the City of Garfield Zoning Board of Adjustment Challenging Grant of Variance Relief at 142 Plauderville Avenue Block 145, Lot 27 on the Tax Map of the City of Garfield

5. PUBLIC HEARING:

6. MAYOR & COUNCIL REPORTS:

7. ADJOURNMENT:

**CITY OF GARFIELD
BERGEN COUNTY, NEW JERSEY
RESOLUTION R-90-26**

**RESOLUTION BY:
SECONDED BY:**

**AUTHORIZING THE CITY ATTORNEY TO BRING AN ACTION AGAINST THE
CITY OF GARFIELD ZONING BOARD OF ADJUSTMENT CHALLENGING GRANT
OF VARIANCE RELIEF AT 142 PLAUDERVILLE AVENUE BLOCK 145, LOT 27 ON
THE TAX MAP OF THE CITY OF GARFIELD**

WHEREAS, the Zoning Board of Adjustment for the City of Garfield (“GZBA”) approved a land use application with variances to construct three (3) one-family townhouses on or about October 13, 2025 for the property located at 142 Plauderville Avenue Block 145, Lot 27 (the ‘Property’), which was memorialized into a Resolution on or about December 8, 2025; and

WHEREAS, in granting the approval of the application, the Garfield Zoning Board of Adjustment exceeded the scope of its authority and its statutory powers and attempted through the variance process to impose its own view as to the most appropriate use or uses for this particular portion of the City;

NOW, THEREFORE, BE IT RESOLVED that the Law Offices of Richard Malagiere, P.C is hereby authorized and directed to bring an action against the Garfield Zoning Board of Adjustment and the owners of the Property in the Superior Court of New Jersey, Bergen County vicinage.

APPROVED: FEBRUARY 11, 2026

Everett E. Garnto Jr., Mayor

ATTEST: _____
Erin Delaney, MPA, RMC, CMC
City Manager/City Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent
Rigoglioso				
Delaney				
Kane				
Raymond				
Garnto				

This resolution was approved by the Mayor and Council of the City of Garfield at a Special Meeting held on the 11th day of February 2026. Signed and sealed before me.

Erin Delaney, MPA, RMC, CMC
City Manager/City Clerk

Dated