

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

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**Monday, June 8, 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, June 8, 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 May 11, 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.

**32 Van Winkle Avenue (32 Van Winkle Avenue LLC)**

Applicant is seeking to build a new 1-family dwelling on an undersized lot 24.50'x100'

**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**

7. **Other Administrative Matters**