AGENDA

Regular Public Meeting

GARFIELD ZONING BOARD OF ADJUSTMENT

Monday, December 14, 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, December 14, 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.

- **Call to Order**
- **Roll Call of Members/Flag Salute**
- **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.
- **Approval of Minutes: Regular Meeting October 12, 2026**
- **Applications:**

  87 Belmont Avenue (Vicky & Antoine G. Larosiliere)

  Applicants are appealing two decisions of the Zoning Officer; each denying a permit to demolish the existing detached garage and create off-street parking and is seeking any bulk variance relief required for lot coverage.

  141 Lanza Avenue (Central Bergen Properties, T-Mobile Northeast LLC, and New York SMSA Limited Partnership d/b/a Verizon Wireless)

  Applicants are seeking bulk variance, use variance, and site plan review to demolish an existing water tank upon which Verizon Wireless and T-Mobile Northeast LLC have communications facilities and to construct a monopole in place of the water tank for the installation of the communications facility.
- **Resolutions**

  252 Midland Avenue (Ranjan Real Estate)

  Applicant withdrew their application.

  382 River Drive (JD Consulting Group, LLC)

  Applicant withdrew their application.
- **Other Administrative Matters**