

  
**JAVERBAUM WURGAFT**  
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September 30, 2020

**Via Hand Delivery & Electronic Mail**

Zoning Board of Adjustment  
BOROUGH OF GARWOOD  
403 South Avenue  
Garwood, New Jersey 07027  
**Attn: Adele Lewis, Board Secretary**  
**A-Lewis@garwood.org**

**Re: Residential Variance Application**  
**Applicant: MZ Homes, L.L.C.**  
**Property: 640 Willow Avenue**  
**Block 302, Lot 19**  
**Our File No.: 20-000887**

Dear Ms. Lewis:

This office represents the property owner / applicant, MZ Homes, L.L.C. in connection with a variance application for the property located at 640 Willow Avenue, Block 302, Lot 19.

Enclosed for filing, please find eighteen (18) collated sets containing the following materials:

- Borough of Garwood Development Assistance Application, containing the following forms and supplemental documents:
  - Index & Checklist;
  - Form 01 (Zoning Board Application Form);
  - Certified Tax Statement;
  - Form 04 (Appeal for Relief from Zoning Requirements);
  - Form 15 (Hold Harmless and Indemnification Agreement);
  - Variance Table; and
  - Statement of Principal Points;

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- Site Plan, prepared by Guarriello & Dec Associates LLC, dated July 20,2020, consisting of one (1) sheet;
- Architectural Floor Plans and Elevations, prepared by Andrew Podberezniak, R.A., dated July 27, 2020, consisting of two (2) sheets:
  - Drawing A-1: First Floor Plan, Front Elevation, Site Plan; and
  - Drawing A-2: Second Floor Plan, Elevations;
- Borough of Garwood Tax Map Sheet 3.

*The submission packet marked “ORIGINAL” contains the Applicant’s original signature pages.*

Also enclosed for filing, please find one (1) of each of the following:

- Fee Schedule; and
- Completed Form W-9.

The requisite application and escrow deposit fee checks will be submitted under separate cover.

After the enclosed items have been reviewed please confirm that the Application may be deemed “complete” and scheduled for the Zoning Board’s next available hearing date.

Thank you for your assistance with this matter.

Please contact our office with any questions or if additional information is required.

Respectfully submitted,

*/s/ Joshua J. Koodray*

STEPHEN F. HEHL, ESQ.

JJK

Enclosures

cc: MZ Homes, L.L.C.  
Guarriello & Dec Associates LLC  
Andrew Podberezniak, R.A.  
Stephen F. Hehl, Esq.