

**NOTICE TO BE SERVED ON OWNERS OF PROPERTY AFFECTED**

**TO:**

Block 304 Lot 28  
Boro of Garwood  
403 South Ave  
Garwood, NJ 07027-0000

**PLEASE TAKE NOTICE**, that on **Wednesday, January 13, 2021 at 7:30 P.M.** the Borough of Garwood Land Use Board - sitting / acting as the Zoning Board of Adjustment (“Zoning Board”) - will hold a **Virtual Public Hearing** because of the ongoing COVID-19 (Coronavirus) public health emergency (the “Virtual Public Hearing”). In compliance with the New Jersey Municipal Land Use Law and in order to comply with the Executive Orders signed by the Governor of the State of New Jersey, which prohibit and/or make public gatherings impracticable, the Virtual Public Hearing will **take place remotely via Ring Central, an internet based videoconference and telephone conference service**. Interested members of the public can view and/or participate in the Virtual Public Hearing, free of charge, by following the instructions set forth below and/or by contacting the Board Secretary, Adele Lewis, in advance of the Virtual Public Hearing via e-mail at [A-Lewis@garwood.org](mailto:A-Lewis@garwood.org).

The Virtual Public Hearing is on the property owner / applicant’s, MZ Homes, L.L.C. (the “Applicant”), application seeking a bulk (“c”) variance or in the alternative a d(1) use variance for the property located at **640 Willow Avenue, Garwood, New Jersey 07027**, further identified as **Block 302, Lot 19 on the Tax Maps of the Borough of Garwood (the “Property”)**. The Property, which is comprised of 6,000 square feet, is situated within the RB (Two-Family Residential) Zone District (the “RB Zone”). The Property, which is currently vacant / undeveloped, was previously improved with a +/- 1,368 square foot residential dwelling. The Applicant proposes to construct a side-by-side, 2-family dwelling consisting of approximately 3,138 square feet (“Proposed Duplex”). The Proposed Duplex will contain 2, 3-bedroom units and an enclosed 1-car garage that will be accessed via a shared driveway. The RB Zone permits 2-family dwellings, when the dwelling units are separated by unpierced ceilings and floors, not walls (top-bottom units). As explained above, the Applicant is proposing a side-by-side unit configuration (proposed dwelling units will be separated by a shared/common wall). As such, the Applicant requires a bulk (“c”) variance or in the alternative a d(1) use variance to construct the Proposed Duplex, which will consist of 2 dwelling units separated by a shared/common wall (side-by-side unit configuration). This notice is being sent to you as a owner of property within 200 feet of the above-mentioned Property.

The Application requires variance relief to allow the following deviations from the Borough’s Land Use Ordinance: **Bulk (“c”) Variance: Two-Family Dwelling Unit Configuration: Permitted, 2-family dwellings that are separated by unpierced ceilings and floors, not walls (top-bottom unit configuration); Proposed, 2-family dwelling with the proposed dwelling units separated by a shared/common wall (side-by-side unit configuration); or in the alternative d(1) Use Variance: 2-family dwelling with side-by-side units are not permitted in the RB Zone, whereas a 2-family dwelling with side-by-side unit configuration is proposed; and for any additional deviations, variances, waivers, exceptions, interpretations, modifications of conditions of prior approvals, continuation of any preexisting nonconforming conditions and other approvals reflected on the filed plans (as same may be further amended or revised from time to time without further notice) and/or relief that may be determined to be necessary during the review and processing of the application and/or based upon an analysis of the plans and testimony at the **VIRTUAL PUBLIC HEARING** on the Application.**

**AGAIN, THE ZONING BOARD’S JANUARY 13, 2021 PUBLIC HEARING WILL NOT BE CONDUCTED IN-PERSON. ALL ZONING BOARD MEMBERS, BOARD PROFESSIONALS AND THE APPLICANT’S REPRESENTATIVES/PROFESSIONALS WILL PARTICIPATE IN THE VIRTUAL PUBLIC HEARING REMOTELY – BY VIDEOCONFERENCE OR TELEPHONE CONFERENCE, VIA RING CENTRAL APPLICATION. ALL INTERESTED MEMBERS OF THE PUBLIC WANTING TO VIEW AND/OR PARTICIPATE IN THE VIRTUAL PUBLIC HEARING SHOULD NOT GO TO THE MUNICIPAL BUILDING ON THE EVENING OF THE HEARING. THE ONLY WAY FOR INTERESTED MEMBERS OF THE PUBLIC TO VIEW OR PARTICIPATE IN THE VIRTUAL PUBLIC HEARING IS BY ONLINE/VIRTUAL MEANS VIA RING CENTRAL VIDEOCONFERENCE OR TELEPHONICALLY.**

**PUBLIC ACCESS TO THE VIRTUAL PUBLIC HEARING**

To access the Virtual Public Hearing, you must join the Ring Central meeting. To access the Ring Central meeting, you will need access to a computer, smartphone or other device with internet access and/or dial-in through a mobile or land line phone to log into the meeting. To join the Ring Central meeting videoconference, utilize the link below and type in the Meeting ID when prompted. You will join the meeting and be able to listen and view the evidence shared on the screen at the meeting. To join via telephone conference, utilize the dial-in number below and enter the Meeting ID when prompted.

**TO JOIN BY VIDEOCONFERENCE:**

Link to join by PC, Mac, Linux, iOS or Android: <https://meetings.ringcentral.com/j/6432970558>

Meeting ID: 643 297 0558

**TO JOIN BY TELEPHONE:**

Telephone Number: +1 (646) 357-3664

Meeting ID: 643 297 0558

**PUBLIC PARTICIPATION IN THE VIRTUAL PUBLIC HEARING**

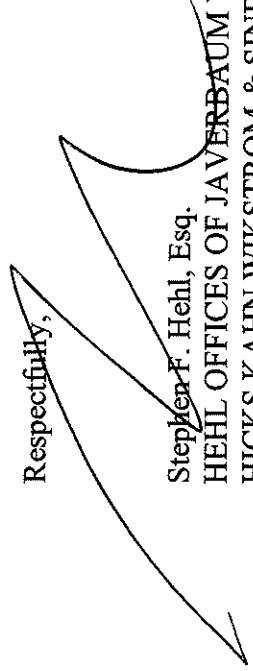
Any interested party or member of the public (who may be represented by agent or attorney) will have an opportunity to view the hearing in its entirety and/or be heard (present objections, ask questions, provide comments or offer evidence). You will be able to participate when the Board Chair opens the meeting to the public for the public participation portion of the meeting. The Board Chair may reasonably limit public comments. If you have prepared questions of the Applicant, the Applicant's professionals or the Zoning Board's professionals please e-mail them to Board Secretary, Adele Lewis, in advance of the Virtual Public Hearing at [A-Lewis@garwood.org](mailto:A-Lewis@garwood.org). Your questions will be acknowledged and read into the record and answered. Additionally, any objector or person wishing to use exhibits at the hearing must e-mail them to Board Secretary, Adele Lewis, at [A-Lewis@garwood.org](mailto:A-Lewis@garwood.org) prior to the Virtual Public Hearing.

**PUBLIC INSPECTION OF THE APPLICATION MATERIALS AND PLANS**

All application documents, plans, filed materials, exhibits and related information will be accessible online at [www.garwood.org](http://www.garwood.org). All filings will be submitted/available within the applicable statutory deadlines. Members of the public who do not have access to a computer and/or the internet and/or lack the technological know how to review the application and supporting materials on the Borough's website, should contact Board Secretary, Adele Lewis, to make alternate arrangements to physically inspect the documents at the Borough of Garwood Municipal Building (403 South Avenue, Garwood, New Jersey), or at some other location designated by the municipality or by mailing at the municipality's determination.

**AGAIN, ANY INDIVIDUAL LACKING THE RESOURCES, KNOW-HOW OR ABILITY FOR TECHNOLOGICAL ACCESS TO THE VIRTUAL PUBLIC HEARING SHOULD CONTACT THE ZONING BOARD SECRETARY, ADELE LEWIS, AT A-LEWIS@GARWOOD.ORG FOR ASSISTANCE IN ACCESSING THE PLANS AND THE VIRTUAL PUBLIC HEARING. THE VIRTUAL PUBLIC HEARING MAY BE CONTINUED WITHOUT FURTHER NOTICE ON SUCH ADDITIONAL OR OTHER DATES AS THE ZONING BOARD MAY DETERMINE.**

Respectfully,



Stephen F. Hehl, Esq.  
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*Attorney for MZ Homes, L.L.C.*