

City of Garfield
Garfield Zoning Board of Adjustment
Regular Meeting, February 26, 2018

In the matter of:
Public Hearings, Public Comment
Applications heard before the Garfield Zoning Board of Adjustment
February 26, 2018

Commencing at 7:30pm

The Garfield Zoning Board of Adjustment:

Carmin Breonte- Chairman
Arlene Patire-Vice-Chairwoman
Robert Cochrane
Paul Houlis
Romi Herrera
Salvatore Lamendola
John Easom
Francisco Sanchez 4th Alt- **Absent**
Kathy Rozmus Alt.-
John Calandriello Alt. – **Absent**

Appearance:

Joseph J. Conte, ESQ., Alternate Attorney to the Board
Beth Calderone, Certified Court Reporter
Gary Paparozzi, Planner

Reported By Jacqueline Fiola, Clerk
February 26, 2018 (Work Session) 7:00pm
Board members reviewed submitted plans for the evening's agenda

GARFIELD ZONING BOARD MEETING CALLED TO ORDER: 7:30PM

(Flag Salute)

SUNSHINE LAW: Read by Chariman Carmin Breonte PUBLIC LAW 1975 CHAPTER 231 "OPEN PUBLIC MEETING ACT" PUBLIC HEARING
February 26, 2018 Council Chambers, City Hall Commencing at 7:30pm.

Motion to Approve the January 22nd- Paul Houlis

Second- Salvatore Lamendola
Paul Houlis- Aye
John Easom- Aye
Robert Cochrane- Aye
Romi Herrera- Aye
Salvatore Lamendola- Aye
Arlene Patire- Aye
Carmin Breonte- Aye
Minutes Approved

60 Passaic Street

The applicant is requesting to divide the 2nd floor apartment into two separate apartments in a B1 zone.

Stephen Sammaro

Attorney for the applicant Maria Sabani

- The applicant is requesting to divide the 2nd floor apartment into two separate apartments.
- The applicant has property in the town and has never had an issue
- This would be nothing but a benefit for the town

Joseph Vince
Schweenede Halls Engineering
9 Post Road
Oakland, NJ
Engineer/Planner

Sworn in by Beth Calderone

Mr. Conte stated that he is filling in for Thomas Stearns
The Board will accept him

- This property is located in a B2 zone
- 4,000 SF
- There are 4 parking spaces that is accessed with a common driveway that is 9 feet wide.
- There are two travel agencies and an apartment on the second story
- The plan is to replace one of the travel agencies with Mr. Cupcakes Store and make the second floor apartment into two apartments.
- There is no ADA space needed
- The retail store would be the sale of baked goods; there will be no baking on site. They will be brought by a van
- There will be a maximum of 3 employees
- There will not be much garbage that will be made
- There is a parking variance needed. 6 spaces are required, there are only 4 on site
- There is a use variance needed as well

Mr. Paparozzi stated that the parking he has for residential is 2.5 parking spaces per dwelling. Mr. Stearns came up with 7 parking spaces; he came up with 6 so we are going to go with 6 parking spaces. He needs to revise that. Revise the plans to show the pails rather than a dumpster.

Mr. Conte stated that he does have a copy that there are 4 legal spaces, space #4 is the sole use.

Mr. Sammaro stated that they will more than likely put the garbage and recycling pails in the back of the property.

Maria Sabani
3 Sabani Court
Wayne, NJ
Applicant

Mr. Paparozzi asked that Mr. Cupcakes will have only 3 employees and that the lot needs to be repaved.

Mrs. Sabani stated that there will only be 3 employees and the lot will be paved.

Mr. Houlis asked what the hours of the

Mrs. Sabani stated that they would be 8am to 6pm Monday to Sunday.

Mr. Conte asked if there would be signage

Mr. Paparozzi stated that there would need to be a building sign

Mrs. Patire asked if the bedroom upstairs was one big apartment.

Mrs. Sabani stated that there were 9 bedrooms and she gets mail from about six or seven different people. She is unaware of how many people were actually living there.

Mrs. Sabani stated that one apartment will have three bedrooms and the other will have two bedrooms.

Open to the public

Robin Duda
37 Palisade Avenue
Garfield, NJ
Sworn in by Beth Calderone

- she is undecided right now
- there will be three employees for Mr. Cupcakes and there will be 2 employees for the travel agency
- Mr. Sammaro stated that there is one employee per
- Mr. Paparozzi stated that if you are under 2,000 SF for retail there is not a parking space required. The travel agent needed 2 parking spaces.
- Asked if the apartments would be regulated Section 8
 - o Mrs. Sabani stated that it will not be Section 8
- She asked about egress

- Mr. Conte stated that the plan does provide egress windows. The fire inspector will have to look and decide

Paula Tamburo
41 Palisade Avenue
Garfield, NJ

Sworn in by Beth Calderone

- The problem is over crowding, the people on Passaic Street. They park on Palisade Avenue with cars going in and out
- She is against it because of parking
- They use a common driveway that have to cross over
- Mrs. Patire stated that if it is on their deed with the common driveway we cannot make the decision based on the driveway
- They are putting 5 bedrooms
- Mr. Paparozzi stated that the parking went from 10 to 6 because of the two travel agencies.
- Mr. Conte stated that the board has been taking the public's concerns into consideration.
- Mr. Breonte stated that the parking is less intense than what it was.
- Mr. Sammaro stated that there have been about 15 people in the apartment

Johnny Manganiotis
10 Sabani Court
Wayne, NJ

Sworn in by Beth Calderone

- he has employees that don't even drive, a majority of them take an uber or have someone drop them off
- he has 5 stores that are all on main streets, he understands it is Garfield where parking is an issue.
- He hopes the board approves

Public Session Closed

Mr. Sammaro stated that he believes it will be a benefit to the town and believes it should be approved

Mr. Conte

Variances

1. parking – 6 required 4 proposed
2. use variance

Stipulations:

1. the applicant needs to put on the site plan where garbage and recycling will be
2. the driveway and parking lot will be repaved and striped.
3. The applicant will have a Mr. Cupcake store hours 8AM to 6PM Monday through Sunday with three (3) employees.
4. Thomas Stearns has to clarify the total lot coverage
5. Mr. Paparozzi stated that 6 parking spaces required, Mr. Stearns needs to make that change on the site plan.

Motion to approve- Arlene Patire- She really thinks that with the apartment is being a down size which will help and bringing a business into town will also be a benefit.

Second- Robert Cochrane

Paul Houllis- Aye

John Easom- Aye

Robert Cochrane- Aye

Romi Herrera- Aye

Salvatore Lamendola- Aye

Arlene Patire- Aye

Carmin Breonte- Aye

Application Approved

Resolutions:

133 Gaston Avenue

The applicant was denied variance relief to construct a new 2 family dwelling in an R2 zone which permits said use.

Motion to Approve the Denial- Robert Cochrane

Second- John Easom

Paul Houlis- Aye

John Easom- Aye

Robert Cochrane- Aye

Salvatore Lamendola- Aye

Arlene Patire- Aye

Carmin Breonte- Aye

Motion to close meeting- Arlene Patire

Second- Paul Houlis

All in favor- Aye