

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

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

Commencing at 7:30pm

The Garfield Zoning Board of Adjustment:

Carmin Breonte- Chairman  
Arlene Patire-Vice-Chairwoman  
Robert Cochrane- **Absent**  
Paul Houlis  
Romi Herrera- **Absent**  
Salvatore Lamendola  
John Easom  
Francisco Sanchez 1<sup>st</sup> Alt.- **Absent**  
Carmin Breonte, Jr. – 2<sup>nd</sup> Alt.  
Kathy Rozmus 3<sup>rd</sup> Alt.-  
John Calandriello 4<sup>th</sup>Alt. – **Absent**

**Appearance:**

Joseph J. Conte, ESQ., Alternate Attorney to the Board  
Beth Calderone, Certified Court Reporter  
Mark Palus, Engineer

Reported By Jacqueline Fiola, Clerk  
March 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  
March 26, 2018 Council Chambers, City Hall Commencing at 7:30pm.

Motion to approve the February 26<sup>th</sup> Minutes- Salvatore Lamendola  
Second- Paul Houlis  
Paul Houlis- Aye  
John Easom- Aye  
Salvatore Lamendola- Aye  
Arlene Patire- Aye  
Carmin Breonte- Aye  
\*February 26<sup>th</sup> 2018 Minutes Approved\*

**143 Market Street**

**Gary Zalarick**

**Attorney for the applicant**

- this property is on an oversized lot
- currently there is a small one family home
- when his client purchased the home, there were two kitchens and everything as if it was two family
- the attic will be unfinished

**Krzysztof Ziokolowski**

**Sworn in by Beth Calderone**

**28 Orchard Street, Garfield, NJ**

- he is the owner of the property
- the house looked like a two family, but when he went to the town the papers stated it was a one family

- he will be doing all the electrician work
- he is willing to comply with everything in the February 9<sup>th</sup> letter from MAP engineering
- basement has a tiny staircase, there is a water heater and a furnace, there was a bedroom in the back
  - o When he builds the two family if the board looks favorably, the basement will be unfinished
- Attic: the attic will be unfinished. There will be two air handlers

**Mr. Lamendola** asked who would be living

**Mr. Ziokolowski** stated that he plans to live on the first floor and rent out the second floor. He plans to put the washer and dryer where it says foyer on the plans on the second floor.

**Mrs. Patire** asked when he purchased the house was it a one or two-family? Did you rent it out since you've owned it?

**Mr. Ziokolowski** stated that he purchased it on August 8<sup>th</sup>, 2017. He has not rented out the house since he has owned it. There have been renovations being made that were approved by the building department.

**Mr. Breonte** asked about the second floor foyer, is that a common hallway?

**Mr. Zalarick** stated that they will make where it says a hallway on the second floor plans that will be turned into a closet.

**Mrs. Patire** asked about the height of the ceiling in the attic?

**Mr. Zalarick** stated that it will be 7-feet to the center.

**Mr. Breonte** asked when you enter through the front door, there is a door does that lead to the first floor apartment

**Mr. Ziokolowski** stated that the door when you walk in leads to the first floor apartment and only they will have access to the basement.

**Mrs. Patire** asked what was in the bathroom in the basement?

**Mr. Ziokolowski** stated that there was a sink and toilet in the bathroom in the basement. He stated that there will be a sink and toilet in the bathroom in the basement after the renovations.

**Mr. Breonte** asked about the existing room in the basement and what are his intentions? There is a separate wall that makes it a room.

**Mr. Ziokolowski** stated that it would most likely stay open. He stated that there is no wall there any longer. He stipulated that there is going to be the toilet and sink and just the utilities will have closet doors to separate them. There will be no other rooms.

**Mr. Lamendola** asked if the second floor apartment tenants would have access to the basement?

**Mr. Ziokolowski** stated that the second floor tenant would not have access.

**Mr. Palus** asked if he has to dig into the road?

**Mr. Ziokolowski** stated that when PSE&G came to dig up the oil tank, they informed him that they would not have to dig up the road

**Mr. Palus** asked if the second floor tenant needs to service their water heater, do they need to get permission from the first floor tenant?

**Mr. Ziokolowski** stated that they would need to get permission.

**Robert Puzio**

**785 Totowa Road, Totowa, NJ**

**Sworn in by Beth Calderone**

**Architect**

- the changes that need to be made are doable.
- The second floor plans where it states existing, will be made into a washer and dryer where it states closet
- The basement shows a wall separating the old addition and new addition.
- When the drawings were made the wall was there, but if it is no longer there it can be removed.
- The attic is about 7 feet and where the peak is about 10 to 11 feet, and it will be unfinished.

**Mr. Breonte Jr.** stated that the first floor bedrooms 1 and 2 are extremely small and they may not be able to even fit a bedroom and dresser.

**Mr. Puzio** stated that was what the applicant was comfortable with

**Mrs. Patire** asked if there is access to get into the basement from the outside

**Mr. Puzio** stated that there is no access and will be no access into the basement from the outside.

**Mr. Easom** asked about parking.

**Mr. Breonte** stated that on the drawing there is a two car garage and two cars and park behind.

**Open to the public**

**Frank Monte- 156 Market Street, Garfield, NJ - Sworn in by Beth Calderone**

- there used to be an entrance to get into the basement from the back
- his concern is parking because you cannot find a parking spot at all.
- He is concerned that the attic is going to be finished

- He does not like when people make an illegal apartment and the way the attic looks and the height, he is concerned that it is going to become an illegal apartment.

**Public session closed**

**Mrs. Patire** stated that her concern is the attic, where are the air handlers going to be? Is there an entrance into the basement because the applicant said there was no entrance, but a neighbor stated there was no entrance?

**Mr. Ziokolowski** the air handlers will be in the attic on the right side and left side. There is an entrance, but when he does the addition there will be no entrance.

**Mr. Lamendola** stated that he agrees with Mrs. Patire because the drawings do not seem to agree with what the applicant is saying.

**Mr. Breonte Jr.** asked on the first floor there are two open walkways with two doors?

**Mr. Puzio** stated that is a low bearing wall.

**Mr. Conte:**

**Variances**

1. Front Yard Set Back
2. Side Yard Set Back
3. Roof- was discussed that it might be eliminated. Applicant stipulated that the peak will not go about 3 feet 6 inches.

**Stipulations:**

1. Basement will remain unfinished.
  - a. There will be no dividing walls unless he needs to enclose utilities.
  - b. There is an existing toilet and sink that will remain
2. Page A2- 3 revisions
  - a. Basement- architect needs to show that the dividing walls are removed
  - b. Second floor foyer- the closet will be a washer and dryer needs to be shown
  - c. Existing hallway on the second floor (common)- this will be closed off so the first floor tenant cannot access the attic. There will be a closet put there
3. Attic will remain unfinished
  - a. Only the water handlers will be in the attic on the right and left hand side
4. Shade tree if needed by the DPW
5. The street will not be dug up unless DPW states that they need to dig it up

**Motion to Approve the Application- Paul Houlis- as long as all stipulations are made**

Second- Lamendola

**Paul Houlis- Aye**

**John Easom- Aye- all these changes that are made as we go through the plans**

**Mr. Conte stated that he can bring it to the next meeting and review it before the meeting to ensure all stipulations are made.**

**Carmin Breonte Jr.- Aye- as long as everything that was discussed is made especially the attic**

**Kathy Rozmus- Aye- With all stipulations**

**Salvatore Lamendola- Aye**

**Arlene Patire- No- If she cannot understand anything then she cannot vote on it.**

**Carmin Breonte- Aye- with all stipulations and all changes are made before resolution**

**\*Application Approved\***

**Resolutions**

**60 Passaic Street**

**Motion to Approve Resolution- Salvatore Lamendola**

**Second- Arlene Patire**

**John Easom- Aye**

**Salvatore Lamendola- Aye**

**Paul Houlis- Aye**

**Arlene Patire- Aye**

**Carmin Breonte- Aye**

**Motion to Adjourn Meeting- Arlene Patire**

**Second- Carmin Breonte Jr.**

**All in favor- Aye**