

City of Garfield
Garfield Zoning Board of Adjustment
Regular Meeting, May 21st, 2018

In the matter of:
Public Hearings, Public Comment
Applications heard before the Garfield Zoning Board of Adjustment
May 21st, 2018

Commencing at 7:30pm

The Garfield Zoning Board of Adjustment:

Carmin Breonte- Chairman
Arlene Patire-Vice-Chairwoman

Francisco Sanchez 1st Alt.
Carmin Breonte, Jr. – 2nd Alt. –

Absent

Robert Cochrane
Paul Houlis- **Absent**
Romi Herrera
Salvatore Lamendola

Kathy Rozmus 3rd Alt.
John Calandriello 4thAlt.

John Easom

Appearance:

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

Reported By Jacqueline Fiola, Clerk
May 21st, 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
May 21st, 2018 Council Chambers, City Hall Commencing at 7:30pm.

Motion to Approve the April 23th Meeting Minutes- Salvatore Lamendola

Second- John Easom

Francisco Sanchez- Obstain
John Easom- Aye
Robert Cochrane- Aye
Romi Herrera- Aye
Salvatore Lamendola- Aye
Arlene Patire- Aye
Carmin Breonte- Aye

Mr. Conte stated that some people may be here for 97-101 Belmont Avenue, the application was noticed for, however, the application is not on the agenda because Mr. Zalarick needed an updated list of the people within 200 feet radius and the list has changed so he does need to renotice

277 Lanza Avenue

Gary Zalarick

Attorney for the Applicant

- He is aware that the board got the application a bit late.
- Him and Mr. Conte have been trying to go through a system. He submits 18 sets to Mr. Conte office, then they go to the professionals and once there are revisions they get resubmitted. They decided to stop doing that; so now instead they submit 5 sets.
- Mrs. Patire asked who decided on the 18 copies being stopped.
- Mr. Zalarick stated that him and Mr. Conte have decided.

- Mrs. Patire asked when the city got the plans
- Mr. Zalarick stated that the original plans were submitted at the beginning but the revised ones the town just received them
- Mrs. Patire stated that don't the completed updated plans need to be submitted 10 days prior, in case the people want to go to the town and see the plans.
- Mr. Zalarick stated that the application itself the original plans were submitted, but the revised plans
- Mr. Cochrane stated that the people that are for or against the application today,
- Mr. Conte stated that the applicant submits the application and then if changes are made such as minor revisions those may not be resubmitted. If there are major changes, then they do have the right to see the plans 10 days before because they can say that those are not the plans they saw.
- Mrs. Patire stated that it puts the board on the spot because if they approve something the people can say those are not the plans they saw and how can the board approve something that they did not see. The board got their plans Thursday night and some got them Friday night.
- Mr. Zalarick stated that he is not objecting that the board did not have enough time to review the plans.
- Mrs. Patire stated that it is not fair to the applicants because it pushes their application back and it is also not fair to other applicants that are waiting for their application to be put on the agenda
- Mr. Breonte stated that if we are not going to have the plans that they do not get noticed and put on the agenda.
- Mr. Conte stated that at this point we should figure out what to do with 277 Lanza Avenue. He believes Mr. Palus is still waiting for a letter from Mr. Stearns.
- Mr. Zalarick stated that he believes Mr. Palus did receive the revised plans but did not receive the cover letter.
- Mr. Palus stated that he still did not receive the cover letter.
- Mr. Conte stated that Mr. Palus needs the cover letter for 277 Lanza Avenue because without that cover letter he cannot see what changes were made and would have to review the whole application to see which changes were made.
- Mr. Zalarick asked for an adjournment for 277 Lanza Avenue
- Mr. Paparozzi stated that the site plan, some of the variances were not listed
 - o Recycle area needs to be separate from the garbage according to code
 - o Variance for rear entry, you need a front and rear entry

Motion to Adjourn to the July 23rd Meeting- Arlene Patire (He does not have to renounce)

Second- Salvatore Lamendola

Francisco Sanchez- Aye

John Easom- Aye

Robert Cochrane- Aye

Romi Herrera- Aye

Salvatore Lamendola- Aye

Arlene Patire-Aye

Carmin Breonte- Aye

Application adjourned to the July 23rd Meeting

Mr. Conte stated that if anyone in the public is here for 277 Lanza Avenue the application is going to be adjourned to the July 23rd meeting, if you have any concerns or questions you can come back on July 23rd; you will not be renounced.

111 Monroe Street

Gary Zalarick

Attorney for the Application

- The application is deemed complete and he understands that the board did not receive the plans until Thursday and Friday. He understands that was not sufficient enough time and believes the board should have enough time to review it.

Motion to Adjourn the Application to the June 15th Meeting- Arlene Patire

Second- Robert Cochrane

Francisco Sanchez- Aye

John Easom- Aye

Robert Cochrane- Aye

Romi Herrera- Aye

Salvatore Lamendola- Aye

Arlene Patire- aye

Carmin Breonte- aye

Application adjourned to the June 25th Meeting

Mr. Paparozzi stated that the recycling and garbage needs to be separate

- Inconsistencies on the zoning chart
 - o Parking
 - o Height

Mr. Conte stated that if anyone in the public is here for this application, in light of the fact that the board members did not have enough time to review the plans prior to the meeting it is being pushed to the next meeting which is June 25th, if you have any comments or would like to hear testimony, you will not receive any other notice.

Motion to Adjourn Meeting- Carmin Breonte

Second- Robert Cochrane

All in favor- Aye