

## **Zoning Board Meeting July 23, 2018**

### **Attendance**

Carmin Breonte  
Arlene Patire  
Robert Cochrane  
John Easom  
Paul Houlis  
Romi Herrera  
Salvatore Lamendola  
Carmin Breonte Jr.  
Kathy Rozmus  
Francisco Sanchez- Absent  
John Calandriello- Absent

### **Motion to Approve the June 25, 2018 Minutes-** Romi Herrera

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

### **121 Harrison Avenue**

**Gary Zalarick**

**Attorney for the applicant**

**Mr. Conte** stated that the board received the plans and all correspondence but there are a few things needed to address:

1. There is a 2-foot encroachment that is on the sidewalk, which is city property. The board would like this to be resolved prior to moving forward. Possibly a deed or letter from the city regarding the encroachment.

**Mr. Zalarick** stated that he will write a letter to Mayor and council regarding this issue to get it resolved.

**Mr. Conte** stated that they can more than likely push this application, two months from now which would bring us to the September 24<sup>th</sup> meeting.

**Mr. Paparozzi** stated that maybe he can go to the meeting and explain what is going on with this property.

**Mr. Conte** stated that the 2<sup>nd</sup> issue that came up was whether or not it was a one or two residential dwelling on the 2<sup>nd</sup> floor because there are no existing plans.

**Mr. Zalarick** stated that speaking to neighbors they stated one dwelling and speaking to professionals they are stating it is a two residential dwelling.

### **Motion to Adjourn this application to the September 24<sup>th</sup>, 2018 Meeting-** Arlene Patire

**Second-** Paul Houlis  
Paul Houlis- Aye  
John Easom- Aye  
Robert Cochrane- Aye  
Rome Herrera- Aye  
Salvatore Lamendola- Aye  
Arlene Patire- Aye

Carmin Breonte- Aye

**\*Application Adjourned to the September 24<sup>th</sup>, 2018 Meeting\***

**277 Lanza Avenue**

**Mariusz Truchel- Applicant**

**Gary Zalarick- Attorney for the Applicant**

Mr. Zalarick stated that existing is a 4 family dwelling

**Thomas G. Stearns III**

**144 Jewel Street, Garfield, NJ**

**Sworn in by Beth Calderone**

**Mr. Stearns-** this property is on the north side of Lanza Avenue near the Lumber Yard. The property is 100 foot wide on Lanza Avenue and 127 feet deep. Currently there is a two (2) story, 4-unit dwelling. There is a carport and a large garage in the rear. Everything existing is going to be demolished. The proposal is to construct a two (2) story eight (8)- unit building. There are 16 parking spaces proposed with one being a handicap space. There are 2 refuse areas with recycling; there will be fencing around it with a concrete slab. The applicant received a quote from Pinto services stated that they would visit the site once a week. The truck will pull into the lot and wheel the refuse containers out of the area load it into the truck, and then the truck will have to back out onto Lanza Avenue. The applicant also received a quote from Angels Landscaping for snow removal stated that they would cart all the snow away by providing a truck.

- Lighting/Landscaping: they are providing two (2) building mounted lights, they will ensure that the lighting does not interfere with adjacent properties. They will provide an updated lighting plan. They have 15.6% of green area.
- Parking: They are proposing 16 parking spaces
- RTH Zone:
  - Minimum Lot Area required
  - Lot Width Required
  - Lot Depth
  - Building Coverage
  - Lot Coverage
  - Maximum Lot Coverage
  - Maximum Building Height
  - Square Feet per Dwelling Unit
  - Maximum Building Length
  - Parking Lot Coverage
  - Rear Yard Entry- Architect will testify
    - Mr. Paparozzi stated that rear yard entry means a service entry.
  - Open Space

**Mr. Paparozzi** stated that open space is defined as a basketball court, Dog Park, swimming pool; things that residents can enjoy. They do not have any of this except green area.

**Mr. Stearns** stated that according to Mr. Paparozzi there are 7 Variances Needed.

**Mr. Paparozzi** stated that if they application gets approved just add the RTH Zone.

**John Bryjak**

**135 Hialot Blvd.**

**Sworn in by Beth Calderone**

**Architect**

Mr. Bryjak- Sheet A1 contains the elevations of the proposed dwelling. This is a two (2) story dwelling. The entry doors are at the first level of the dwellings. The materials is siding as well as stone. The roof will be asphalt shingles. Sheet A2 has the 1<sup>st</sup> and 2<sup>nd</sup> Floor Plans. First Floor is units 2,4,6, and 8. The 2<sup>nd</sup> floor is units 1,3,5, and 7. Each unit has 2 bedrooms. The entrance leads into the

living room with a kitchen and then a hallway leading to the two bedrooms, with a bathroom and a stacked washer and dryer.

**Mr. Lamendola** stated that there are windows in the attic. How do they get to the attic?

**Mr. Bryjak** stated that the 2<sup>nd</sup> floor units will have access to the attic loft space. The attic will be habital- it will be finished with sheetrock and insulated.

**Mrs. Patire** asked if there is a closet

**Mr. Bryjak** stated that there is a closet and the attic is 8 feet high and then it starts to slope down.

Mr. Zalarick asked if the units have air conditioning.

- Mr. Bryjak stated that the 1<sup>st</sup> floor air handlers will be in the utility closet, the 2<sup>nd</sup> floor air handlers will be in the loft space in the utility closet.

Mr. Bryjak stated that he revised the drawing and added a rear yard in Unit #2 and it is only for that unit to access. He stated that there are no common services on this property because they are stacked units. The door on Lanza Avenue is for the sprinkler room.

**Mrs. Patire** stated in the loft area, where are the windows? She stated that someone can put a bedroom there because there is a closet there and how wide is it?

- **Mr. Bryjak** stated that there are no windows in the rear. The closet is about 8 feet wide.
- **Mr. Bryjak** stated that is where the air handlers will be located.
- **Mr. Bryjak** stated that the windows are not egress windows up there.

**Mrs. Patire** asked Mr. Zalarick if he got the report from Mr. Wallace regarding that there is limited access in the rear in case of emergencies.

- **Mr. Breonte Jr.** stated that you fight the fire from unburnt to burnt. So in this case if there is a fire in the kitchen you would fight it from the bedrooms. Putting a ladder in the rear of the property is an issue, which he believes is what Mr. Wallace is talking about.

**5 minute recess at 8:31pm**

**Called back to order**

**Roll Call**

Paul Houlis- Here

John Easom- Here

Robert Cochrane- Here

Romi Herrera- Here

Salvatore Lamendola- here

Carmin Breonte Jr. – Here

Kathy Rozmus- Here

Arlene Patire- Here

Carmin Breonte- Here

**Mr. Conte** stated that the applicant's planner is going off an R1 Zone and the Board's Planner is going off an RTH Zone.

**Lisa Phillips**

**1200 Avalon Way**

**Bloomington, NJ**

**Sworn in by Beth Calderone**

**Ms. Phillips** stated that the zones can go either way, she reviewed the RTH Zone and she believes that it would make more sense to use the RTH Zone rather than the R1 Zone with the exception of the use variance and D variance.

**Mr. Paparozzi** stated that he does agree, however, the municipal land use law may be a suggestion, but he believes that it also stated that it does require that you take the bulk use. RTH Zone is the standard that should be followed.

**Mr. Breonte** stated that they are building this property in an R1 Zone, why would you take this one and use an RTH Zone.

**Mr. Conte** stated that for this application we are going to use the RTH Zone recommended by our professional. The board can use the R1 Zone as guidance.

**Ms. Phillips** stated that the existing conditions are a 2 story 4-unit dwelling with a detached garage in the rear yard. The existing dwelling is non conforming, 1 family is permitted, this is a 4-family unit. This neighborhood is not a typical R1 area, across the street there is a B1 and and LR. There are many mixed use dwellings as well. This dwelling can almost be considered transitional. The proposal is for an 8-unit dwelling.

**Mariusz Truchel**

**272 Lanza Avenue, Garfield, NJ**

**Owner**

**Mr. Truchel** has lived at 272 Lanza Avenue for about 5 years. The are in which this property is would be considered commercial. His house is a two family house, it was a mixed use that had a store on the 1<sup>st</sup> floor. His intent is to rent these units. He agrees to comply with the July 23<sup>rd</sup> letter from MAP Engineering if the board looks favorably upon the application. He would contract Pinto Services to cart of the refuse once a week and to contract Angel's Landscaping for snow removal.

**Mrs. Patire** asked if the applicant would be willing to keep the attic as unfinished?

**Mr. Zalarick** stated that the architect suggested that instead of regular stairs they put pulldown stairs. The applicant is willing to keep the attic as unfinished.

**Mr. Conte** stated regards to the Building Department

- Water and sewer lines will be replaced- applicant agrees
- Mr. Wallace would like the building to have sprinklers- applicant agrees
- Curbs and sidewalks replaced- applicant agrees

**Open to the Public**

**Nobody Came Forward**

**Mr. Conte**

**Variances:**

1. Use Variance- D Variance
2. Main Building Coverage
3. Maximum Lot Coverage
4. Square Feet Per Dwelling Unit- also a D Variance
5. Maximum Building Length
6. Parking Lot Maximum Coverage
7. Rear Entry Exit Doorway
8. Open Space- Green Area

**Stipulations:**

1. New Water and Sewer Lines
2. Attic will not be finished
3. There will be a pull down staircase rather than a regular stairway
4. New Curbs and Sidewalks
5. New Lighting Plan
6. RTH Zoning Chart needs to be added on the Site Plan
7. Drainage Calculations

Motion to Approve the Application- Salvatore Lamendola- beleves it is a beautiful project

Second- Romi Herrera

Paul Houllis- Aye- He agrees and does not like what is there now

John Easom- No- He is all for beautification of the area, but he thinks that if it was 6 instead of 8 there would have been more property for a better quality of life.

Robert Cocharane- No- Looking at aerial photos, every house has a front yard and back yard that has grass,.

Romi Herrera- Aye- He likes the project

Salvatore Lamendola- Aye

Arlene Patire- No- There is no space and no open area, on Lanza Avenue, where do you expect children to play on Lanza Avenue? Most of the homes have front and rear yards.

Carmin Breonte- No- he likes the project, but the density is where there is an issue  
**\*Application Denied\***

**Resolutions:**

111 Monroe Street

Motion to Approve Resolutino- Cochrane

Second- PATire

Easom- Aye

Cochrane- Aye

Lamendola- Aye

Herrera- Aye

Houlis- Aye

Patire- Aye

Breonte- Aye

Motino to close meeting- lamendola

Second- Houlis

All in favor- aye