

City of Garfield
Garfield Zoning Board of Adjustment
Regular Meeting, October 22, 2018

In the matter of:
Public Hearings, Public Comment
Applications heard before the Garfield Zoning Board of Adjustment
October 22, 2018 Commencing at 7:30pm

The Garfield Zoning Board of Adjustment:

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

Appearance:

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

Reported By Jacqueline Fiola, Clerk
October 22, 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 October 22, 2018 Council Chambers, City Hall Commencing at 7:30pm.

Motion to Approve September 24th Minutes- Salvatore Lamendola

Second- John Easom
Paul Houlis- Obstain
Carmin Breonte Jr.- Aye
Robert Cochrane- Aye
John Easom- Aye
Romi Herrera- Aye
Salvatore Lamendola- Aye
Carmin Breonte- Aye

September 24th Minutes Approved

121 Harrison Avenue

Gary Zalarick

- The applicant has decided to withdraw the application. They did go before the city council and go the approval to build on the two (2) feet that the town did own, however the applicant has changed his mind and wants to build something else.

Mr. Conte stated that the recommendation from the board would be to have the city deed over those 2 feet of the property that the town owned before doing anything else.

47 Center Street

Gary Zalarick

- On this application, the architect has passed away and he was the one that sealed the plans so unfortunately there was nobody that could sign his plans and be present here today.

Motion to Adjourn the Application to the Decemeber 17th Meeting: Paul Houlis

Second- Romi Herrera
Paul Houlis- Aye

Carmin Breonte Jr- Aye
Robert Cochrane- Aye
John Easom- Aye
Romi Herrera- Aye
Salvatore Lamendola- Aye
Carmin Breonte- Aye

Application adjourned to the December 17th Meeting

484 Lanza Avenue

Petreski

Attorney for the Applicant

- this application is to convert a one (1) family into a two (2) family.
- This is in an R2 zone
- His client purchased this property at the end of last year around December, it was under foreclosure. There was a kitchen on the second floor, it was a mother daughter, and his client removed the kitchen that was upstairs.
- They wrote a letter to the neighbor adjacent to the property to buy a piece of it, to make this a conforming two (2) family home; the neighbor gave him a verbal that he was not interested

Alexsandar Petreski

59 Alize Drive

Kinnelon, NJ

Sworn in by Beth Calderone

Engineer

- The requirement for parking is 3 parking spaces, they are proposing 1
- There is a door to gain access into the first and second floor, if the board looks favorably upon the application, they will remove that door.

Mr. Conte asked if the first floor is all ground level? What is in the basement?

Mr. Petreski stated that everything is

Zlate Geleski

Owner

Sworn in by Beth Calderone

- The basement is currently unfinished; there is a hook up for washer and dryer. Boiler, furnace, hot water heater.

Mr. Palus asked if there was a door to get into the basement?

- **Mr. Geleski**- There is an exterior entrance in the rear of the property, which is a regular door

Mr. Conte asked what the c/o was for?

- **Mr. Petreski**- His client acquired the c/o to gut out the entire dwelling and redo the interior. He is waiting for tonight to decide whether he is going to rent it out as a six (6) bedroom or as a two family.

Mr. Breonte stated that in Garfield, they do not allow stacked parking to count; they are short two parking spaces.

- **Mr. Petreski** stated that if the board would like, they could add a garage onto the property to add an additional parking space.
- **Mr. Palus** stated that it would change the plans significantly.
- **Mr. Breonte** stated that we are going to go off what is in front of us now.

Mr. Palus asked what was in the attic or if there was one. All utilities will be separate?

- **Mr. Petreski** stated that there was no attic. Water, Gas, and Electric will all be separate.

Mr. Carmin Breonte Jr asked if the building was cantilevering? The drawings are not showing the three (3) foot cantilevering, the plans show that the second floor is right over the first floor.

Mr. Petreski stated that the owner's son produced the drawings he is an architect but is not a practicing architect.

Mr. Palus stated that the drawings should be separate from the engineer's paperwork.

Mr. Breonte asked where we are going to go from here?

Mr. Petreski asked if we could carry this application to submit

Mr. Conte stated that it is difficult to go forward without drawings showing the current layout of the property. They would like to see a plan of the basement, if they are going back and redoing the plans, they should add the basement.

Mr. Petreski stated that either date is fine with the applicant. Does the board have an issue with the exterior door that leads into the basement?

Mr. Breonte stated that the board would recommend not having an exterior door lead to the basement.

Open to the public

Frank Grembuwitz

480 Lanza Avenue

Sworn in by Beth Calderone

- Mr. Geleski did go over to his property and ask if they would sell a piece of the property to him; his brother and him declined.
- Parking is a problem

Mr. Lebowitz

489 Lanza Avenue

Sworn in by Beth Calderone

- Parking on Lanza Avenue is impossible, especially with the schools there

Closed the public session

Mr. Petreski stated that they would like to adjourn this application to the December meeting. They will supply updated architectural plans.

Motion to Adjourn the Application to the December Meeting- Carmin Breonte Jr.

Second- Salvatore Lamendola

Paul Houlis- Aye

Carmin Breonte Jr- Aye

Robert Cochrane- Aye

John Easom- Aye

Romi Herrera- Aye

Salvatore Lamendola- Aye

Carmin Breonte- Aye

Application adjourned to the December 17th Meeting

Resolutions:

472 MacArthur Avenue

Motion to Approve- Robert Cochrane

Second- Carmin Breonte Jr.

Paul Houlis- Obstain

Carmin Breonte Jr- Aye

Robert Cochrane- Aye

John Easom- Aye

Salvatore Lamendola- Aye

Romi Herrera- Aye

Carmin Breonte- Aye

526 McDonald Street

Mr. Conte stated that the attorney submitted correspondence stating that there is statements from the governor that there should not be shared bedrooms and going forward there should not be shared bedrooms and they should have their own private bedroom. He forwarded the correspondence to a member of the community.

Motion to approve- Salvatore Lamendola

Second- Romi Herrera

Paul Houlis- Obstain

Carmin Breonte Jr- Aye

Robert Cochrane- Aye

John Easom- Aye

Salvatore Lamendola- Aye

Romi Herrera- Aye

Carmin Breonte- Aye