

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

In the matter of:
Public Hearings, Public Comment
Applications heard before the Garfield Zoning Board of Adjustment
November 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 1st Alt.- **Absent**
Carmin Breonte, Jr. – 2nd Alt.
Kathy Rozmus 3rd Alt.
John Calandriello 4thAlt. – **Absent**

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
November 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 November 26, 2018 Council Chambers, City Hall Commencing at 7:30pm.

Motion to Approve the October 22, 2018-

Second-

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

October Minutes Approved

111 Monroe Street

Garfield, NJ

Gary Zalarick- Attorney for the Applicant

Kathy Rozmus will be recusing herself from the application
Carmin Breonte Jr needs to leave the meeting early

Thomas G. Stearns III

144 Jewel Street, Garfield, NJ

Sworn in by Beth Calderone

Engineer

- Lot 50, Block 55
- Where the railroad tracks are located, that is not part of the property
- Currently there is a building on the lot that is taking up about 90% of the property, there is a large parking area

- The property is currently vacant
- They appeared before the board with an application that had two (2) 10-unit dwellings and a two family home. They revised the plans and now are proposing more open space, two (2) buildings with dwellings.
- There are separate units for garbage and recycling.
- On the north side Grand Street, there is a one-way entrance from that location; on Pierre is a 20 foot wide driveway that is a two-way driveway.
- Adjacent to Building A there is larger lanes for emergency vehicles to enter
- There are fire lane striping in front of Building A and Building B
- **Utilities:** proposed sewer will be off Pierre Avenue through the center of the site, gas and water will also be accessed through that site
- Recycling and Garbage area is located near Pierre Avenue; a private collector will collect it. The truck can enter through Pierre Avenue and either back up onto Pierre or drive through the lot.
- **Drainage:**
 - o There will be 6 seepage pits
 - o The entire footprint of the buildings will be directed into the seepage pits
 - o The seepage pits will be able to handle the water runoff from the buildings and the parking lot
- **Lighting:**
 - o There are two building lights on each building
 - o There are two pole mounted lights: one on the northerly side and southerly side
 - o They will submit updated lighting plans that will have the full for metrics
 - o **Mrs. Patire: on Monroe Street side Building B, is there anyway of putting some sort of lighting off of the building.**
 - **Mr. Stearns** stated that they could put some type of decorative lighting on the Monroe Street side.
 - **Mr. Breonte** stated that the board would allow our engineer to address the lighting plans when he receives it.
- **Mr. Papanozzi** stated that referring to the Zoning Chart, maximum building coverage it should be 35%, parking requirement is incorrect, height of the fence coming off Grand Street it is 7 feet and the maximum is 4 feet.
- **Mr. Cochran** stated that he does not think that the large fence on top of the wall would be good, he thinks that a small curb with a fence.
 - o **Mr. Conte** stated that we will hear from the public and go from there
- **Mrs. Patire** asked about parking space #22, as they are backing out how much of a blind spot is there?
 - o **Mr. Stearns** stated that there is no wall there, there is only the transformer which they can move that.
- **Mrs. Patire** asked about snow removal
 - o **Mr. Stearns** stated that the snow can be moved into the open spaces.
- **Sidewalks:**
 - o There will be sidewalks along Monroe Street, Grand Street, and Pierre Avenue
- **Handicap Parking Spaces:**
 - o There are handicap parking spaces are located under the building. There are 5 in total.
- **Variances:**
 - o Maximum Lot Coverage
 - o Maximum Building Coverage
 - o Maximum Building Height
 - o Square Feet per Dwelling Unit
 - o Rear Entry and Exit
 - o Building Length Parallel to the Street
 - o Open Space
 - o D Variances:
 - Use
 - Density
- **Mr. Palus:** How much space is between Building A and Building B?
 - o **Mr. Stearns** stated that there is more than 30 feet between the two buildings
- **Mr. Cochran** asked where the nearest fire hydrant is
 - o **Mr. Stearns** stated that the nearest fire hydrant is on Pierre Avenue
 - o **Mr. Zalarick** stated that the fire marshall reviewed the application and stated that the buildings should have a sprinkler system.

Michael Romanick
291 Crooks Avenue, Paterson, NJ
Sworn in by Beth Calderone

Architect/Planner

- Building A and Building B are architecturally the same
- We are proposing 4 units with two bedrooms on the 3rd floor, 4 units with two bedrooms on the second floor, the 1st floor will
- Building B the rear will be on the Monroe Street side.
- The bedrooms are large with closets.
- The building will have a sprinkler system
- There is an attic; there is no access from any of the units to get access to the attic.
- **Mr. Eason** stated that there was testimony that the one entry does comply with the state, but why is it a variance?
 - o **Mr. Palus** stated that it does comply with the state, but not with the city codes.
 - o **Mr. Romanick** stated that the only reason he sees the need for a rear entry is for service, but they are not proposing that.
 - o **Mr. Zalarick** stated that there was no discussion in regards to fire hydrants or fire escapes.
 - o **Mr. Conte** asked if Mr. Wallace recommended the fire sprinklers
 - **Mr. Zalarick** stated that Mr. Wallace did recommend them needing fire sprinklers
- **Mr. Houlis** asked about the HVAC handlers
 - o **Mr. Romanick** stated that there will be forced air system

George Solimene
Sworn in by Beth Calderone
Applicant

- He is the managing owner of 111 Monroe Street
- He is a contractor
- These units will be rentals, his office will manage the rentals
- He agrees with all the points from the city engineer letter and comply with all provisions
- Heating and Air conditioning:
 - o Every unit will have their own individual forced hot air
- **Mr. Conte** stated about the issue with the umbilical doors
- He agrees to only put the 6 inch curb instead of the wall and then the fence
- **Mr. Zalarick** stated that the property line is very close to a neighbor's umbilical doors
 - o **Mr. Solimene** stated that he is willing to do anything to accommodate the neighbors umbilical doors (Lot 15) and is willing to remove a little bit of the fence so the neighbor has use to the doors.
 - o **Mrs. Patire** asked what the licensing is
 - o **Mr. Zalarick** stated that it is saying that they know it is their property and that they own the property, but they are giving the neighbor access to the doors.
 - o **Mr. Conte** stated that maybe the applicant can put an easement in to protect them.
- **Mrs. Patire** asked about snow removal and cameras
 - o **Mr. Solimene** stated they will be removing the snow themselves, if there is not enough room on site to put the snow, they will take the snow off site. This property will have cameras and they will have access to the camera system. The cameras will be all over the property.
- There will be brand new sewer, water, and lateral lines on the property.

Open to the Public

Andrea Ayestaran
120 Grand Street, Garfield, NJ
Sworn in by Beth Calderone

- The property line does go over the umbilical doors
- She is asking where the fence is going to be
- **Mr. Breonte** asked what she uses the doors for
 - o **Ms. Ayestaran** stated that she uses the doors to get stuff in and out of the basement
- **Mr. Zalarick** stated that they will give her 3 feet from the cement pad and the radius
 - o **Ms. Ayestaran** stated that she is fine with that
- **Mr. Conte** asked about the wall or curb
 - o **Mr. Zalarick** stated that they have discussed it and there will be a 6 inch curb

Nobody else came forward
Public session closed

Mr. Conte

- **Stipulations:**

- Applicant agreed to instead of installing a wall by the entrance of Grand Street, there will be a 6 inch curb
- There is an agreement that was reached between the owner of Lot 15 and the applicant, there will be a 3 foot radius from the cement pad of the umbilical doors, there will be a formal easement made.
- New water, sewer, and lateral lines installed
- Buildings will have a sprinkler system, if the water pressure is
- Applicant will submit revised lighting plans
- There will be decorative lighting on the Monroe Street side
- Applicant will install security cameras
- The transformer will be moved north for more visibility for Space #22
- New sidewalks will be installed on Pierre Avenue, Grand Street, Monroe Street
- Attic will remain unfinished and there will be no access

- **Variances:**

- Maximum Building Coverage
- Maximum Lot Coverage
- Maximum Building Height
- Square Feet per Dwelling Unit
- Rear Entry
- Building Length Parallel to the Street
- Use

Motions to Approve the Application: Arlene Patire- it is about time something goes in the area, she is very happy that there will be cameras around the property

Second: Paul Houlis- they agreed to make the changes that were mentioned previously, please work with the neighbors

Paul Houlis- Aye

John Easom- Aye

Robert Cochrane- Aye

Romi Herrera- Aye

Salvatore Lamendola- Aye

Arlene Patire- Aye

Carmin Breonte- Aye- He knows they needed variances but most were minimal

Application Approved

Motion to Adjourn Meeting- Robert Cochrane

Second- John Easom

All in Favor- Aye