

City of Garfield
Garfield Zoning Board of Adjustment
Regular Meeting, January 11, 2021

In the matter of:
Public Hearings, Public Comment
Applications heard before the Garfield Zoning Board of Adjustment
January 11, 2021

Commencing at 7:30pm

The Garfield Zoning Board of Adjustment:

Carmin C. Breonte- Chairman
Arlene Patire-Vice-Chairwoman
Carmin V. Breonte
John Easom
Paul Houlis
Kathy Rozmus
Salvatore Lamendola
Tony Lio- 2nd Alternate-
Irv Hargrove- 3rd Alternate- **Absent**

Appearance:

Alyssa Cimino, ESQ., Attorney to the Board
Beth Calderone, Certified Court Reporter
Gary Paparozzi, Planner
Thomas R. Solfaro, Engineer

Reported by Jacqueline Fiola, Clerk
January 11, 2021 (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 September 23, 2019 Council Chambers, City Hall Commencing at 7:30pm.

Motion to Approve the January 4, 2021 Reorganization Minutes-

Moved - Carmin V Breonte
Second- Salvatore Lamendola
Salvatore Lamendola- Aye
Kathy Rozmus- Aye
Houlis- Obstain
Easom- Aye
Carmin V. Breonte- Aye
Arlene Patire- Aye
Carmin C. Breonte- Aye
Minutes Approved

Applications:

754 River Drive
IDS Group LLC

- Applicant requesting permission to demolish the existing residential dwelling and construct a new mixed-use dwelling with retail space on the 1st floor and office space on the floors above

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Kathy Rozmus stated that she needs to recuse herself from this application
Tony Lio will be sitting in for Kathy Rozmus

Gary Zalarick
Attorney for the Applicant

- The applicant's intent is to demo the one-story residential dwelling and construct a mixed use building.
- Will be owner occupied
- There will be three people testifying tonight

Alyssa Cimino asked about the notice did they renounce.

Gary Zalarick stated that he received a phone call and noticed for the September hearing but was not successful to get a meeting together, the new date was around October 11th and they did not have a scheduled date. He did not renounce because he assumed the application would be postponed to the next meeting.

Alyssa Cimino stated that her office noticed the public that the January 11, 2021 meeting would take place virtually, but the notice did not specify the specific application that would be heard. The applicant is responsible for noticing the public within a 200 foot radius of the hearing date..

Gary Zalarick stated that when he was told ten days ago the meeting was on January 11th, he did not have enough time to renounce.

Alyssa Cimino stated that when they last spoke, they did not discuss noticing the application. She is concerned because the public is not aware that this application is being heard. Her recommendation to the Board would be to adjourn the Application to the next meeting and for the Applicant to renounce.

Carmin C. Breonte asked if there is a way to get around it because we do have our professionals on the meeting tonight. Does the public need to hear the whole meeting?

Alyssa Cimino stated that they would have to listen to the whole meeting and to have an opportunity to ask questions of the expert..

Carmin C. Breonte stated that Gary Zalarick would have to renounce the application and then we would hear this at the February meeting.

Gary Zalarick stated that if they are going to renounce, they can get recommendations from the county regarding the concerns and if they are going to have any intent of widening the road.

Arlene Patire asked if all the escrow payments are up to date.

Gary Zalarick stated that they have not received a deficiency notice, so he assumes that the fees are all up to date.

Alyssa Cimino stated that she is reviewing the application to see if there are escrows posted. She does have confirmation that the escrows were posted.

Gary Zalarick stated that he agrees with the business parking and believes that there is a two-limit parking for owners of the businesses for about two (2) hours.

Gary Pappozzi stated that the parking is for all the business, the deficiency of the parking is for the office end not the retail/restaurant end.

Motion to adjourn application to the February 8th, 2021 Meeting-

Moved - Carmin V. Breonte

Second- Salvatore Lamendola

Salvatore Lamendola- Aye

Paul Houlis- Aye

John Easom- Aye

Tony Lio- Aye

Carmin V. Breonte- Aye

Arlene Patire- Aye

Carmin C. Breonte- Aye

Application adjourned to the February 8th, 2021 Meeting

Resolutions:

Arlene Patire stated that Beth Calderone is not the on resolution so she needs to be added in

Motion to Approve Resolution Results/Dates-

Moved - John Easom

Second- Carmin V. Breonte

Lamendola- Aye

Tony Lio- Aye

Paul Houlis- Obstain
John Easom- Aye
Carmin V. Breonte- Aye
Arlene Patire- Aye
Carmin C. Breonte- Aye
Resolution Approved

Motion to Approve the Increase for the Clerk & Stenographer & Escrows for Professionals

Moved - John Easom
Second- Carmin V. Breonte
Salvatore Lamendola- Aye
Tony Lio- Aye
John Easom- Aye
Carmin V. Bronte- Aye
Arlene Patire- Aye
Carmin C. Breonte- Aye
Resolution #2 Approved

Motion to Adjourn Meeting-

Moved - Tony Lio
Second- Arlene Patire
Salvatore Lamendola- Aye
Tony Lio- Aye
Kathy Rozmus- Aye
Paul Houlis- Aye
John Easom- Aye
Carmin V. Breonte- Aye
Arlene Patire- Aye
Carmin C. Breonte- Aye
Meeting Adjourned