

City of Garfield
Garfield Zoning Board of Adjustment
Regular Meeting, June 14, 2021

In the matter of:
Public Hearings, Public Comment
June 14, 2021

Commencing at 7:30pm

The Garfield Zoning Board of Adjustment:

Carmin C. Breonte- Chairman
Arlene Patire-Vice-Chairwoman
Carmin V. Breonte- **Absent**
John Easom- **Absent**
Paul Houllis- **Absent**
Kathy Rozmus
Salvatore Lamendola
Francisco Sanchez- 1st Alternate- **Absent**
Tony Lio- 2nd Alternate
Irv Harrove- 3rd Alternate- **Absent**
Alban Gaba- 4th Alternate- **Absent**

Appearance:

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

Reported by Jacqueline Anello, Secretary
June 14, 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 Chairman Carmin Breonte PUBLIC LAW 1975 CHAPTER 231 "OPEN
September 23, 2019 Council Chambers, City Hall Commencing at 7:30pm.

Motion to Approve the May 10,2021 Meeting Minutes- Tony Lio

Second- Arlene Patire
Salvatore Lamendola- Aye
Kathy Rozmus- Aye
Tony Lio- Aye
Arlene Patire- Aye
Carmin C. Breonte- Aye

May 10, 2021 Minutes Approved

Applications:

101 Belmont Avenue (GRJ Construction)

Applicant is requesting permission to add 2 apartments to the 2nd floor and add a new garage

Gary Zalarick- Attorney for the Applicant

- It is his understanding that there are only five (5) members that would be sitting on this application and this application is a D-variance required 5 affirmative votes and they are asking that this application be adjourned to the July meeting

Motion to adjourn this to the July 12, 2021 Meeting- Tony Lio

Second- Salvatore Lamendola

Salvatore Lamendola- Aye

Kathy Rozmus- Aye

Tony Lio- Aye

Arlene Patire- Aye

Carmin C. Breonte- Aye

Application adjourned to the July 12, 2021 Meeting

25 Shaw Street (PLJ Property Management LLC)

- **Applicant is requesting permission to demolish existing residential dwelling and construct 2 new TownHouse units.**

Gary Zalarick- Attorney for the applicant

- His client has indicated that he would like to withdraw this application at this time and if he plans on doing something he will reapply.

Resolutions:

a.) Resolution memorializing approval of application regarding property located at 85 Westminster Place to add on 1-bedroom residential unit in existing basement and 1 additional parking space in existing garage.

Motion to Approve Resolution for 85 Westminster Place- Tony Lio

Second- Salvatore Lamendola

Salvatore Lamendola- Aye

Kathy Rozmus- Aye

Tony Lio- Aye

Arlene Patire- Aye

Carmin C. Breonte- Abstain

Resolution Approved

b.) Resolution memorializing approval of application regarding property located at 377 Harrison Avenue subdivide the existing lot into 2 properties and build a new 1-family residential dwelling on lot 23.01

Motion to Approve the Resolution for 377 Harrison Avenue- Arlene Patire

Second- Tony Lio

Salvatore Lamendola- Aye

Kathy Rozmus- Aye

Tony Lio- Aye

Arlene Patire- Aye

Carmin C. Breonte- Aye

Resolution Approved

c.) Resolution memorializing approval of application regarding property located at 416 Van Bussum Avenue to demolish existing 1-family residential dwelling in order to construct a new 2-story duplex-style, 2-family dwelling.

Motion to Approve the Resolution for 416 Van Bussum Avenue- Tony Lio

Second- Salvatore Lamendola

Salvatore Lamendola- Aye

Kathy Rozmus- Aye

Tony Lio- Aye

Arlene Patire- Aye

Carmin C. Breonte- Aye

Resolution Approved

Motion to Close Meeting- Tony Lio

Second- Arlene Patire

All in Favor- Aye