

City of Garfield  
Garfield Zoning Board of Adjustment  
Regular Meeting, July 12, 2021

In the matter of:  
Public Hearings, Public Comment  
July 12, 2021

Commencing at 7:30pm

**The Garfield Zoning Board of Adjustment:**

Carmin C. Breonte- Chairman  
Arlene Patire-Vice-Chairwoman- **Absent**  
Carmin V. Breonte  
John Easom  
Paul Houlis  
Kathy Rozmus  
Salvatore Lamendola- **Absent**  
Francisco Sanchez- 1st Alternate  
Tony Lio- 2<sup>nd</sup> Alternate  
Irv Harrove- 3<sup>rd</sup> 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  
July 12, 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 June 14, 2021, Meeting Minutes:** Tony Lio

**Second:** Kathy Rozmus

Tony Lio- Aye  
Kathy Rozmus- Aye  
Paul Houlis- Abstain  
John Easom- Abstain  
Carmin V. Breonte- Abstain  
Francisco Sanchez- Abstain  
Carmin C. Breonte- Aye

**\*Minutes are not adopted at this meeting and will need to be put on for next meeting**

**101 Belmont Avenue**  
**GRJ Construction**

- Applicant is requesting permission to add 2 apartments to the 2<sup>nd</sup> floor and add a new garage.

**Gary Zalarick- Attorney for the applicant**

- Applicant is looking to add a second floor onto the existing structure, right now there is a commercial building with an apartment in the rear. He would remove the apartment in the rear and make two (2) apartments on the 2<sup>nd</sup> floor.

**Argjent Mena- applicant**

- Partner with GRJ Construction who is the owner of the building
- GRJ Construction occupies the commercial space currently
- There is a legal apartment in the rear of the building
- Looking to put two (2) apartments on the 2<sup>nd</sup> floor and would get rid of the apartment in the rear
- They would like to put a three (3) car garage, currently there is no garage on site
- **Carmin V. Breonte-** stated that on the application it states that there is going to be a commercial space and additional apartment.
  - o **Mr. Zalarick** stated that there was an application that was submitted in 2018 and was withdrawn and then it was submitted again in 2019.
- Basement drawings- Mr. Paparozzi asked for photos of the basement to show that it is completely unfinished
- **Mr. Carmin C. Breonte** asked if they are planning on keeping the business there
  - o **Mr. Mena** stated that they are going to take a portion of the garage and then the tenants will be taking the other two (2) garage spaces. They would continue to occupy the commercial space
- **Mr. Easom** stated he would like to clarify about the apartment situation
  - o **Mr. Zalarick** stated that if the application is approved, they will do away with the apartment in the rear and just have the two (2) apartments on the 2<sup>nd</sup> floor
- **Mr. Solfaro** stated that the application that he has from his report he states that there is contradiction because the plans say one thing and the application says another
- **Ms. Cimino** asked about the date the application was submitted
  - o **Mr. Zalarick** stated that he cannot find the date the application was submitted
- **Mr. Easom** asked in the basement that there are pictures of, what would prevent them from putting in an apartment down there
  - o **Mr. Mena** stated that they are not currently using the basement for anything and do not plan on having anything down there and it will remain unfinished, the only thing that would be down there is utilities
- **Mr. Carmin V. Breonte** asked how many employees are in the office
  - o **Mr. Mena** stated that it is mainly him and his partner in the office working and sometimes a secretary/receptionist

**Thomas G. Stearns III**  
**144 Jewell Street, Garfield, NJ**  
**Engineer**

**Sworn in by Susan Bischoff**

- Currently it is a one-story masonry building, very close to the adjacent property to the west
- There is a concrete area in the back of the building
- In 2008 there was a garage that has been removed
- Proposed is to have the offices on the 1<sup>st</sup> floor and be dedicated to office space and put a 2<sup>nd</sup> story addition with two dwelling units and construct a garage in the rear
- There will be parking for six (6) cars on site
- There will be no change in drainage patterns that will remain the same
- They will comply with everything in Neglia Report dated June 2, 2021
- **Mr. Carmin C. Breonte** stated that there are no dividing walls in the garage, how is that going to work? Also, on the left side of the building how much room is between the property and property line?

- **Mr. Stearns** stated that it is about 1.35 feet. Mr. Zalarick stated that he will have the applicant testify to the garage
- **Mr. Solfaro** asked what type of building is on the left of the property and are there windows
  - **Mr. Stearns** stated that there is a two (2) story dwelling and about 3 windows on that side

Architectural Plans- Mr. Stearns will be showing these plans due to the architect not being able to attend meeting

- Mr. Stearns stated that the architectural plans are revised 8/6/2018 by Edward Chudzynski
- A1- Elevation Plan- what the property will look like after it is complete
- A2- proposed office- entry way in the front
- A3- Proposed residential units
  - Both are two (2) bedroom units with a living room, dine in kitchen, bathroom
- A4- Garage Plan- 3 bay doors in the front with a door on the side height is approx. 13 feet high
- **Mr. Carmin C. Breonte**- you are going up with this building and about 1.35 feet off from the property line and about 2 feet away from the adjacent property, so you would be blocking the adjacent property windows. This would be blocking all their light and air. With the eve of the house are you going to be on their property.
  - **Mr. Zalarick** stated that the applicant could revamp the 2<sup>nd</sup> floor withdraw that portion of the application, he is willing to go ahead with just the garage portion tonight and submit a new application for the 2<sup>nd</sup> floor

**Mr. Zalarick** stated that the applicant would like to withdraw the application

**Mr. Carmin C. Breonte** stated that 101 Belmont Avenue is withdrawn

### **56 Ann Street**

#### **Randa Issa**

- Applicant is requesting permission to demolish existing 1-family residential dwelling and construct a new 3-family residential dwelling.

#### **Gary Zalarick- Attorney for the applicant**

- Mr. Solfaro asked if Mr. Zalarick would be submitting a Planner Report since the applicant is asking for a D Variance and Mr. Zalarick indicated that he would obtain a Planner report and would like to push this application another month to the August meeting.

#### **Motion to Adjourn this to the August 9<sup>th</sup> Meeting**-Tony Lio

**Second**- John Easom

Tony Lio- Aye

Kathy Rozmus- Aye

Paul Houllis- Aye

John Easom- Aye

Carmin V. Breonte- Aye

Francisco Sanchez- Aye

Carmin C. Breonte- Aye

**\*Application adjourned to the August 9, 2021 Meeting\***

### **Semel Avenue**

#### **Gary Zalarick**

**Ms. Cimino** stated that she received the letter at 4:45pm on Friday and there was not enough time to distribute everything for tonight's meeting and they did not have a chance to review everything. She will ask the professionals to make their reports and if there are any changes that need to be made after reviewed.

**Mr. Zalarick** asked if they would be heard at the August 9, 2021 meeting

**Ms. Cimino** stated that they would be heard at the August 9, 2021 meeting

**Motion to Adjourn to August 9, 2021 Meeting-** John Easom

**Second-** Carmin V. Breonte

Tony Lio- Aye

Kathy Rozmus- Aye

PaulHoulis- Aye

John Easom- Aye

Carmin V. Breonte Jr- Aye

Francisco Sanchez- Aye

Carmin C. Breonte- Aye

**\*Application adjourned to the August 9<sup>th</sup>, 2021 Meeting**

**Motion to Adjourn Meeting-** Tony Lio

**Second-** Carmin V. Breonte

**All in favor- aye**