

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

In the matter of:
Public Hearings, Public Comment
October 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
Francisco Sanchez- 1st Alternate
Tony Lio- 2nd Alternate
Irv Harrove- 3rd Alternate
Alban Gaba- 4th Alternate- **Absent**

Appearance:

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

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

Motion to Approve the August 9, 2021 Meeting Minutes- Carmin Breonte Jr

Second- John Easom
Salvatore Lamendola- Aye
Kathy Rozmus- Aye
Paul Houlis- Aye
John Easom- Aye
Carmin Breonte Jr- Aye
Arlene Patire- Aye
Carmin Breonte- Aye

August 9, 2021 Meeting Minutes Approved

Motion to Approve the September 13, 2021 Meeting Minutes- Kathy Rozmus

Second- Carmin Breonte Jr
Salvatore Lamendola- Abstain
Kathy Rozmus- Aye
Paul Houlis- Abstain
John Easom- Abstain

Carmin V. Bretonte- Aye
Francisco Sanchez- Aye
Tony Lio- Abstain
Arlene Patire- Aye
Carmin Breonte- Aye

September 13, 2021 Meeting Minutes Approved

Applications:

370-376 Semel Avenue (Mark Wallace Real Estate Inc)

Applicant is requesting permission to demolish the existing 2-family dwelling and construct 7 new single-family units

Gary Zalarick

Attorney for the applicant

- Currently there is a 2-family and a garage which will be demolished and construct seven (7) single-family units

Thomas Stearns III

144 Jewel Street, Garfield, NJ 07026

Engineer

Sworn in by Beth Calderone

- **Site Plan: Old dated May 6, 2020**
 - o Two family dwelling, driveway, and a garage in the back which is all proposed to be demolished
 - o To the rear is Plauderville., the homes are so far towards Plauderville
- Proposed to construct 7-single family units which will all be adjacent to each other, they are all 17 feet wide and 18 feet deep
- Currently there is no stormwater drainage on site, they are proposing a seepage pit and the parking lot will have two trench drains
- Air conditioner condenser units will be under the decks in the rear of the property
- Shrubs and grass will be on the sides, they will put this on the revised drawings
- The fence will be a vinyl fence and will be moved on top of the wall
- **Refuse and recycle:** they created a separate area on the north westerly portion of the parking lot to prevent internal storage of the refuse area. They will be labeled to distinguish between refuse and recycling. They will make it a decorative masonry wall.
- **Lighting plan:** there is currently no lighting plan, each unit will have its own light. They will provide a lighting plan to show that the lights do not illuminate onto neighboring properties
- **Mr. Paparozzi** stated that if the application is approved the zoning chart needs to be revised and also the height needs to be corrected

Edward Chudinsky

350 Market Street, Saddle Brook, NJ 07663

Sworn in by Beth Calderone

- Date of plan: April 12, 2020
- Front of building: three story building- top half is vinyl, ground floor is stucco, brick, or stone veneer, vinyl siding.
 - o there are four (4) staircases.
 - o Each unit has a garage
 - o Parking is one spot in the garage and another parking space directly behind
 - o There will be a light on the front porch and a light on the rear deck
 - **Mrs. Patire** stated that she does not believe that the lights on the front porch and lights on the rear deck is significant enough to light up everything.
 - **Mr. Stearns** stated that they are going to illuminate the parking lot which will be shown on the lighting plan

- His plan will be changed accordingly for the height
- **Mr. Carmin Breonte Jr** asked about the width of the staircase and platforms leading to the units
 - o **Mr. Chudinsky** stated that they are 4 feet wide, and the platform is 10 feet
- Ground Floor Plan A2: the garage plan with a family room, laundry room, utility room. There is an entrance into the family room from the garage which a staircase leading to the 1st floor
- **Mr. Carmin Breonte** stated that when you pull a car into the garage there is a bump out where the stairs are, and they would have to pull the car in on an angle.
 - o **Mr. Chudinsky** stated that he can shift the garage doors over so that the driver can pull their car straight into the garage.
- **Drawing A3- 2nd Floor above the garages**
 - o Living Room
 - o Dining Room
 - o Powder room
 - o Staircase leading to the 2nd floor
 - o You can access this floor by entering through the front entry or from the garage and going up the staircase
 - o **Mr. Paporozzi** stated that the decks on the architect plans are different than the ones on the engineer plans
 - **Mr. Chudinsky** stated that he will revise his plans to reflect the engineer site plan
 - o **Ms. Kathy Rozmus** asked if there will be a fence between each deck
 - **Mr. Stearns** stated that there will be a fence between each fence, but the back of the decks will be open
- **Drawing A4- 3rd Floor**
 - o Two bedrooms
 - o Each bedroom has its own bathroom
 - o Walk-in closets in each bedroom
 - o The bedrooms are approximately 10 feet by 16 feet
- **Drawing A5-** elevation on the right side of the property the left side is identical
- **Mr. Carmin Breonte Jr** asked if there were any windows on either side because on one side it is just a blank wall, and the other side shows a window on that wall. On the far-left unit there is a window in the dining room. How come there are no windows on the side of the buildings
 - o **Mr. Chudinsky** stated that they did not put windows because that whole side is just stairs
- **Mr. Paporozzi** asked if there is anything proposed in the half story that is not occupied
 - o **Mr. Chudinsky** stated that it is just attic space. There will be an access panel in each unit to get into that area.
 - o **Mr. Paporozzi** stated that the access panels need to be shown on the revised drawings
- **Mr. Paporozzi** asked if there will be signs
 - o **Mr. Zalarick** stated that there will not be any signs just showing the address
- **Mr. Carmin Breonte** asked if there was a sidewalk to get from the front to the side.
- **Mrs. Patire** asked if there will be anything green in the front
 - o **Mr. Stearns** stated that the front right corner, left front side will have green and plantings. There is some greenery in the front. They would need permission from the town to put shrubs there

William Stimmel

PO Box 280, Rutherford, NJ

Sworn in by Beth Calderone

Planner

- Primary lots are 2-family dwellings with some 3-family dwellings.
- There are two (2) D-1 variances as well as many C variances
- Townhouses are not permitted but multi-family dwellings are permitted
- Enhances the master plan
- Mrs. Patire stated that Garfield passed an ordinance about a year ago that any new dwellings with more than 5 units will not receive a parking sticker if they are short parking.

Mr. Carmin Breonte Jr asked about snow removal

- **Mr. Stearns** stated that the snow will be taken off the site if it cannot fit on site. There is a little bit of room to put the snow.

Ms. Rozmus asked if the units will be sprinklered

- **Mr. Chudinsky** stated that if there is a fire rated wall between each unit sprinklers are not required.

Mr. Papanozzi:

- He agrees with Mr. Stimmel that the lot is suited for this development but where they differ is he believes it is too much because there are 12 variances. If there were 5 units it would eliminate a few variances; going from 12 to maybe 4 or 5 variances. Twelve variances are still 12 variances. You would also get rid of the D variance which is density.

Open to the public

Nobody came forward, public session is closed

Mr. Papanozzi went over the variances:

Variances:

1. Use variance – D variance
2. Rear set back
3. Minimum lot depth
4. Building coverage
5. Maximum lot coverage
6. Maximum building height
7. SF per dwelling unit – D Variance
8. Parking
9. Minimum Lot Width
10. Parking lot coverage
11. Setback for every two townhouses
12. Open space requirement

Motion to Approve the Application- Carmin Breonte Jr

Second- Carmin Breonte

Salvatore Lamendola- Aye

Kathy Rozmus- Aye

Houlis- No- he likes the project but feels it is too much

John Easom- No- he believes it is a nice piece of property and nice project, he believes it is taking up too much space and thinks there can be something more scaled back

Carmin Breonte Jr- Aye

Arlene Patire- No- it is a nice project if it was much smaller, she agrees with Mr. Houlis and Mr. Easom. If it was brought down smaller it would be better

Carmin Breonte- Aye

Application Denied

Resolutions:

56 Ann Street

Motion to Approve the Resolution- Kathy Rozmus

Second- Paul Houlis

Salvatore Lamendola- Abstain

Kathy Rozmus- Aye

Paul Houlis- Aye

John Easom- Aye

Carmin Breonte Jr- Abstian

Arlene Patire- Aye

Carmin Breonte- Aye

Resolution Approved

Motion to Adjourn the Meeting- Arlene Patire

Second- Paul Houlis

All in Favor- Aye