

City of Garfield
Garfield Zoning Board of Adjustment
Regular Meeting, November 8, 2021

In the matter of:
Public Hearings, Public Comment
November 8, 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
Paul Houlis
Kathy Rozmus
Salvatore Lamendola
Francisco Sanchez- 1st Alternate- **Absent**
Tony Lio- 2nd Alternate- **Absent**
Alban Gaba- 3rd Alternate

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
November 8, 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 October 11, 2021 Meeting Minutes- John Easom

Second- Salvatore Lamendola

Salvatore Lamendola- Aye

Kathy Rozmus- Aye

Paul Houlis- Aye

John Easom- Aye

Alban Gaba- Abstain

Arlene Patire- Aye

Carmin Breonte- Aye

October 11, 2021 Minutes Approved

101 Farnham Avenue (185 Jackson LLC)

- Applicant is requesting permission to construct a new 1-family dwelling

Gary Zalarick

Attorney for the Applicant

- Property is located in an R2 zone
- Currently it is an empty lot
- Testimony tonight will be from the Engineer and applicant

Thomas G. Stearns III
144 Jewel Street, Garfield, NJ
Engineer

Sworn in by Susan Bischoff

- Drawings dated May 10, 2016
- 25 feet wide and 100 feet deep lot
- Vacant lot
- Adjacent dwellings are close
- Proposed is to construct a new three (3) story one (1) family dwelling
- 18 feet wide and 40 feet deep the new dwelling would be
- They are raising the grade in the backyard to level it off, raising it about one (1) foot
- There will be a wall on the southerly side and prevent water going to the neighboring property
- Currently there is no drainage, the entire footprint will go into a seepage pit that is under the driveway
- There is a set of stairs in the back to access the first floor
- 11-foot driveway, one car garage and another parking space behind in the driveway

Architectural Drawings (Edward Chudzinsky is not able to attend) dated 9/12/2016

- Drawings will need to be revised
- **Drawing A1- Front Elevation**
- **Drawing A2- foundation**
- **Drawing A3- Basement Plan/1st Floor:**
 - o One car garage
 - o Toilet and sink
 - o Boiler room
 - o Stairs leading to the 1st floor
 - o Finished basement
 - o Only exit is through the garage
- **Drawing A4- 2nd Floor:**
 - o Family room- porch leads to the backyard
 - o Kitchen
 - o Dining area
 - o Bathroom
- **Drawing A5- 3rd Floor**
 - o Master bedroom
 - o Master bathroom
 - o Two bedrooms
 - o Bathroom
 - o Laundry facilities
- **Drawing A6-** Address is wrong on the drawing and will be changed- Left Side Elevation
- **Drawing A7-** Right Side Elevation
- **Drawing A8-** Rear Elevation
- **Gary Paparozzi-** main building coverage and total lot coverage also need to be listed as a variance

Henabzi Valynets

Sworn in by Susan Bischoff

- He is a builder, he has built homes in Garfield and sold them
- He bought the land; he plans on building the home and selling it as an investment
- Room behind the Garage:
 - o It will be used as a recreation room
- There is only a half bath in the basement
- **Alban Gaba-** fire rating wall?
 - o **Mr. Valynets** stated that there would be a fire rated wall
 - o **Mr. Zalarick** stated that if the building department requires it they will put one
- **Paul Houlis** asked where the air conditioning units will be

- **Mr. Valynets** stated that the units will be in the backyard
- **John Easom** just wanted to confirm that the neighbors were notified
 - **Gary Zalarick** stated that everyone within a 200-foot radius was noticed, and they noticed in the paper

Open to the public
Nobody came forward

Gary Paparozzi

Variances:

1. Minimum Lot Area
2. Minimum Lot Width
3. Front Setback
4. Side Setback for One
5. Main Building Coverage
6. Building Height
7. Minimum SF per dwelling

Motion to Approve the Application- Paul Houlis

Second- Salvatore Lamendola

Salvatore Lamendola- Aye

Kathy Rozmus- Aye

Paul Houlis- Aye

John Easom- Aye

Alban Gaba- Aye

Arlene Patire- Aye

Carmin Breonte- Aye

Application Approved

Resolutions:

Resolution Authorizing Board Secretary to publish the Requests for Qualifications for the Board Professionals for the year 2022:

Motion to Approve Resolution- John Easom

Second- Kathy Rozmus

Salvatore Lamendola- Aye

Kathy Rozmus- Aye

Paul Houlis- Aye

John Easom- Aye

Alban Gaba- Aye

Arlene Patire- Aye

Carmin Breonte- Aye

Resolution Approved

Motion to Adjourn Meeting- Arlene Patire

Second- John Easom

All in favor- Aye