

City of Garfield
Garfield Zoning Board of Adjustment
Regular Meeting, December 13, 2021

In the matter of:
Public Hearings, Public Comment
December 13, 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 - **Absent**
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

December 13, 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 November 8, 2021 Meeting Minutes

Moved - Salvatore Lamendola

Second – Kathy Rozmus

Salvatore Lamendola - Aye

Kathy Rozmus - Aye

Paul Houlis - Aye

Carmin V. Breonte - Aye

Carmin C. Breonte - Aye

Alban Gaba - Aye

November 8, 2021 Minutes Approved

257 Mac Arthur Avenue (257 Mac Arthur Avenue LLC)

- Applicant is requesting permission to convert a 1-family dwelling into a 2-family dwelling by legalizing 1-bedroom ground floor apartment.

Alan Mariconda

Attorney for the Applicant

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

Ms. Cimino stated that her office did not received revised plans to be submitted to the board members.

The Chairman stated that they would postpone this application until next month.
Ms. Cimino requested that the plans be sent to her office by December 20th.
Mr. Mariconda stated that he would have the plans to Ms. Cimino's office by December 20th.

Motion to adjourn application for 257 Mac Arthur Avenue

Moved – Paul Houlis

Second – Salvatore Lamendola

Salvatore Lamendola - Aye

Kathy Rozmus - Aye

Paul Houlis - Aye

Carmin V. Breonte - Aye

Carmin C. Breonte - Aye

Alban Gaba - Aye

Motion Approved.

Resolutions:

- a) **Resolution memorializing approval of application regarding property located at 101 Farnham Avenue to construct a new 1-family residential dwelling.**

Motion to Approve Resolution

Moved – Alban Gaba

Second - Salvatore Lamendola

Salvatore Lamendola - Aye

Kathy Rozmus - Aye

Paul Houlis - Aye

Carmin V. Breonte - Abstain

Carmin C. Breonte - Aye

Alban Gaba - Aye

Resolution Approved

- b) **Resolution memorializing approval of application regarding property located at 397 Van Bussum Avenue to convert existing 1-family residential dwelling into a 2-family residential dwelling and add a 2-car detached garage.**

Motion to Approve Resolution

Moved - Kathy Rozmus

Second- Salvatore Lamendola

Salvatore Lamendola- Aye

Kathy Rozmus- Aye

Paul Houlis- Aye

Carmin V. Breonte - Abstain

Carmin C. Breonte- Aye

Alban Gaba- Aye

Resolution Approved

Motion to Adjourn Meeting

Moved – Kathy Rozmus

Second – Salvatore Lamendola

All in favor- Aye