

City of Garfield  
Garfield Zoning Board of Adjustment  
Regular Meeting, January 10, 2022

In the matter of:  
Public Hearings, Public Comment  
January 10, 2022

Commencing at 7:30pm

**The Garfield Zoning Board of Adjustment:**

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

**Appearance:**

Alyssa Cimino, ESQ., Attorney to the Board  
Donna Lynn Arnold, Certified Court Reporter  
Gary Paparozzi, Planner  
Thomas R. Solfaro, Engineer

Reported by Jacqueline Anello, Secretary  
January 10, 2022 (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 December 13, 2021 Minutes-** Salvatore Lamendola

**Second-** Carmin V. Breonte

Salvatore Lamendola- Aye

Carmin V. Breonte- Aye

Alban Gaba- Aye

Arlene Patire- Abstain

Carmin C. Breonte- Aye

**\*December 13, 2021 Minutes Approved\***

**Alyssa Cimino-** The two (2) applications are "D" Variance and require seven (7) members, unfortunately we only have five (5) members present and will need to adjourn the applications to the February 15, 2022 meeting.

92 Gaston Avenue  
257 MacArthur Avenue

**Alyssa Cimino-** The two (2) attorneys for the applications wrote to her this afternoon regarding the two (2) applications.

**Carmin C. Breonte-** the two (2) applications will be adjourned to the February 15, 2022 meeting, they will not need to renote and they waive the 45 days.

**Resolutions:**

**Motion to Approve Zoning Board Appointments-** Arlene Patire

**Second-** Salvatore Lamednola

Salvatore Lamendola- Aye

Carmin V. Breonte- Aye

Alban Gaba- Abstain

Arlene Patire- Aye

Carmin C. Breonte- Aye

**\*Zoning Board Appointments Approved\***

**Motion to approve 2022 Meeting Dates with the two (2) Corrections which are the February 14, 2022 meeting being moved to February 15, 2022 and October 10, 2022 meeting being moved to October 11, 2022-** Carmin V. Breonte

**Second-** Salvatore Lamendola

Salvatore Lamendola- Aye

Carmin V. Breonte- Aye

Alban Gaba- Abstain

Arlene Patire- Aye

Carmin C. Breonte- Aye

**\*2022 Meeting Dates with the two (2) corrections\***

**Motion to Appoint Wilfred Ortiz for 2022 Zoning Board Attorney** - Arlene Patire

**Second-** Carmin V. Breonte

Salvatore Lamendola- Aye

Carmin V. Breonte- Aye

Alban Gaba- Aye

Arlene Patire- Aye

Carmin C. Breonte- Aye

**\*Wilfred Ortiz appointed for Zoning Board Attorney\***

**Motion to Adjourn the Meeting-** Arlene Patire

**Second-** Carmin V. Breonte

All in Favor- Aye