

City of Garfield
Garfield Zoning Board of Adjustment
Regular Meeting, March 14, 2022

In the matter of:
Public Hearings, Public Comment
March 14, 2022

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
Alban Gaba- 3rd Alternate
LuAnne Vistocky- Garfield Planning Board
Daniel Golabek- Garfield Planning Board

Appearance:

Wilfredo Ortiz, ESQ., Attorney to the Board
Beth Calderone, Certified Court Reporter
Gary Paparozzi, Planner

Reported by Jacqueline Anello, Secretary
March 14, 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 C. Breonte PUBLIC LAW 1975 CHAPTER 231
"OPEN September 23, 2019, Council Chambers, City Hall Commencing at 7:30pm.

Motion to Approve the February 15, 2022 Minutes- Paul Houlis

Second- Salvatore Lamendola

Kathy Rozmus- Aye

Salvatore Lamendola

Paul Houlis- Aye

John Easom- Aye

Carmin V. Breonte- Aye

Arlene Patire- Aye

Carmin C. Breonte- Abstain

February 15, 2022 Minutes Approved

499 Midland Avenue

Gary Zalarick- Attorney for the applicant

- There was some confusion on who received the plans and who did not. There was also discrepancies with the site plan and the application.
-

Gary Paporozzi stated that he needs the revised plans sent to him before the next meeting.

Motion to Adjourn to the June 9th, 2022 Meeting- Arlene Patire

Second- Kathy Rozmus

Kathy Rozmus- Aye

Salvatore Lamendola- Aye

Paul Houlis- Aye

John Easom- Aye

Carmin V. Breonte- Aye

Arlene Patire- Aye

Carmin C. Breonte- Aye

Application adjourned to the June 9, 2022 Meeting

49-51 Jewell Street

Carmin C. Breonte- there are many members that will need to recuse themselves for this application and we will need to make a motion to appoint a chairperson to sit in

Motion to Appoint Kathy Rozmus as acting Chairwoman- John Easom

Second- Salvatore Lamendola

Salvatore Lamendola- Aye

Paul Houlis- Aye

John Easom- Aye

Carmin V. Breonte- Aye

Arlene Patire- Aye

Carmin C. Breonte- Aye

Arlene Patire- will be recusing

Paul Houlis- will be recusing

Carmin V. Breonte- will be recusing

Carmin C. Breonte- will be recusing

Tony Lio- will be recusing

LoU Ann Visotcky from Garfield Planning Board will be sitting in

Daniel Golabek from Garfield Planning Board will be sitting in

Alban Gaba

Francisco Sanchez

Gary Zalarick- Attorney for the applicant

49 Jewell Street & 51 Jewell Street

Requesting to convert the store on 49 Jewell Street to an apartment and convert 51 Jewell Street turn the basement apartment into a two-bedroom unit.

Thomas G. Stearns III
GB Engineering
144 Jewell Street, Garfield, NJ 07026
Engineer

- They are both owned by the same owners
- **49 Jewell Street:**
 - o Closer to Columbus, on the westerly side of Jewell Street.
 - o Currently there is a masonry building with a storefront, it has been vacant
 - o They are proposing to take that building, keep the footprint and create a one-bedroom apartment.
 - o Original 11/14/2020 revised 2/22/2022
 - o Parking: onsite there is a large four-car garage in the back of the property. There will be four (4) cars in the garage in the back
- There will be a driveway easement to access the parking in the back of 49 Jewell Street because they are the same owners 49 & 51 Jewell Street

51 Jewell Street:

- Currently is a two-family dwelling, proposed would be to add an apartment to the basement

Mr. Stearns stated that there will be no structural changes that will be made to the properties. The only wall that will be pushed back is a garden wall

Mr. Paparozzi:

- new variances Lot 6- minimum lot area, minimum lot width, parking 8 spaces required 7 proposed, minimum SF per dwelling unit
- New variances Lot 5- minimum lot area, minimum lot width, parking 8 combine required 7 proposed, minimum SF per dwelling unit.
- D Variance
- The Zoning Chart is incorrect
- Garbage and Recycling:
 - o **Mr. Stearns** stated that the stairs are for the deck for #5. They will change the plans.

Mr. Zalarick stated that we will take the zoning chart from the 3/4/2022 plan and put it onto the plans dated 2/22/2022.

Everett Garnto Jr.
51 Jewell Street, Garfield, NJ 07026
Sworn in by Beth Calderone
Applicant

- Lived at this address for 7 years
- Occupies the first floor
- Garbage: he will be responsible for the garbage
- He will be responsible for the snow removal
- He owns both lots 49 Jewell Street & 51 Jewell Street
- There will need to be an ingress & egress for the driveway use

Mr. Paparozzi stated that RSIS variance for the driveway width

Open to the public

Nobody came forward

Motion to Approve the Application- Lamendola

Second- Alban Gaba

Francisco Sanchez- Aye

Daniel Galbek- Aye

Sal Lamendola- Aye

LouAnn Visotcsky- Aye

John Easom- Aye

Kathy Rozmus- Aye

Application Approved

Resolutions:

124 Passaic Street

Motion to Approved Resolution: John Easom

Second: Salvatore Lamendola

Kathy Rozmus- Aye

Salvatore Lamendola- Aye

Paul Houlis- Aye

John Easom- Aye

Carmin V. Breonte- Aye

Arlene Patire- Aye

Carmin C. Breonte- Abstain

257 Macarthur Avenue

Motion to Approve Denial- Carmin V. Breonte

Second- Paul Houlis

Kathy Rozmus- Aye

Salvatore Lamendola- Aye

Paul Houlis- Aye

John Easom- Aye

Alban Gaba- Aye

Carmin V. Breonte- Aye

Arlene Patire- Aye

Carmin C. Breonte- Abstain

754 River Drive

Motion to Approve Resolution- John Easom

Second- Salvatore Lamendola

Kathy Rozmus- Abstain

Tony Lio- Aye

Salvatore Lamendola- Aye

Paul Houlis- Aye

John Easom- Aye

Carmin V. Breonte- Aye

Arlene Patire- Aye

Carmin C. Breonte- Aye

Motion to Adjourn Meeting- Carmin V. Breonte

Second- Arlene Patire

All In Favor- Aye