

City of Garfield
Garfield Zoning Board of Adjustment
Regular Meeting, July 11, 2022

In the matter of:
Public Hearings, Public Comment
July 11, 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
Salvatore Lamendola
Francisco Sanchez- 1st Alternate
Tony Lio- 2nd Alternate
Alban Gaba- 3rd Alternate
Daniel Rigoglioso- 4th Alternate

Appearance:

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

Reported by Jacqueline Anello, Secretary
July 11, 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 June 13, 2022 Meeting Minutes- Tony Lio

Second- Kathy Rozmus
Kathy Rozmus- Aye
Salvatore Lamendola- Aye
Tony Lio-Aye
Francisco Sanchez-Aye
Carmin V. Breonte-Aye
Arlene Patire- Aye
Carmin C. Breonte- Aye
Minuted Approved

561 Harrison Avenue

Gary Zalarick- attorney for the applicant

Motion to adjourn to the September Meeting- Arlene Patire

Second- Tony Lio

Kathy Rozmus- Aye

Salvatore Lamendola - Aye

Tony Lio- Aye

Francisco- Aye

Carmin V Breonte- Aye

Arlene Patire- Aye

Carmin C. Breonte- Aye

Application adjourned to the September Meeting

101-105 Harrison Avenue

Gary Zalarick- Attorney for the applicant

- The plans that were dropped off to Mr. Pappozzi office did not address the deficiencies.
- Mr. Pappozzi stated that the lady stated she is not a civil engineer so she cannot do drainage calculations. He informed the architect that there are other items that need to be addressed and they were not addressed.

Motion to Adjourn to the September 12, 2022 Meeting- Arlene Patire

Second- Kathy Rozmus

Kathy Rozmus- Aye

Salvatore - Aye

Tony Lio- Aye

Francisco Sanchez- Aye

Carmin V. Breonte- Aye

Arlene Patire- Aye

Carmin C. Breonte- Aye

Application adjourned to the September Meeting

92 Gaston Avenue/154 Charles Street

Gary Zalarick- attorney for the applicant

- This application was presented to the board and there was a deficiency in the traffic report.
- There is another problem that was brought to their attention regarding the parking. The ordinance states that five (5) or more units will not be issued a parking permit.
- **Arlene Patire** stated that it is on the same lot and block so it would be considered a five (5) family dwelling.
- **Gary Pappozzi** stated that they should get clarification that way we do not set precedence.
- **Wilfredo Ortiz** stated that he would like to get the opportunity to speak with the city attorney to see what the intent was for the ordinance when they put it in place.
- **Gary Zalarick** asked if it would be possible to put this on for the August meeting.

Carmin C. Breonte stated that they would like to order the transcripts so that everyone is on the same page

Motion to adjourn to the August 8, 2022 Meeting- Arlene Patire

Second- Tony Lio

Kathy- Aye

Sal- Aye

Tony- Aye

Francisco- Aye

Carmin V. Breonte- Aye

Arlene Patire- Aye

Carmin C. Breonte- Aye

Application adjourned to the August 8, 2022 Meeting

22 Summit Avenue

Albano Gaba is recusing himself

Gary Zalarick- attorney for the applicant

Applicant seeking to convert a 1-family dwelling to a 2-family dwelling

- Currently an R1 zone
- Mr. & Mrs. Gaba currently reside there with their whole family
- Mr. Chudzinsky was recently diagnosed with cancer and cannot make the meeting

Eritka Koli Ilirjan Gaba

Sworn in by Beth Calderone

- Mr. Gaba is giving Ms. Koli permission to speak on his behalf
- There will be an apartment on the 1st floor and an apartment on the 2nd floor including an attic
- She plans on living there with her fiancé, three (3) children, her father who is ill, and his parents
- It will be her own private office because she does bring sensitive information home with her and she needs to lock it up
- The bonus room in the basement is needed for extra storage for equipment, etc.

Arlene Patire asked how long they have been residing in Garfield

- **Eritka Koli** stated that her husband has been living there since 1995 and she has been since 2004

Gary Paparozzi stated that he needs to eliminate his zoning chart from his plans and to just have GB Engineering correct his plans.

- **Gary Zalarick** stated that he will advise them to take the zoning chart off the plans and have someone sign and seal them and resubmit them.

Gary Paparozzi stated that both plans need to be corrected and submitted before the resolution is signed

Open to the public

Nobody came forward

Gary Paparozzi: Variances

1. Density Variance
2. Minimum Lot Area
3. Minimum Lot Width
4. Front Yard Setback
5. One Side 10 feet
6. Both Side Yard Setbacks
7. Main Building Coverage

8. Maximum Lot Coverage
9. Maximum Height
10. Parking
11. Minimum SF per Dwelling Unit

Motion to Approve- Carmin V. Breonte

Second- Francisco Sanchez

Kathy Rozmus- Aye

Salvatore Lamendola- Aye

Tony Lio- Aye

Francisco- Aye

Carmin V. Breonte- Aye

Arlene Patire- Aye

Carmin C. Breonte- Aye

Application Approved

52-56 Dewitt

Applicant seeking permission to subdivide existing lots

Gary Zalarick- attorney for the applicant

- Looking to subdivide each lot so they can have their own lot
- Thomas Stearns was planning on coming tonight but unfortunately, he cannot make it

Raymond Damiano

Sworn in by Beth Calderone

- He has owned this property for 30 years
- Subdivide this lot so each stand on their own lot
- He retained Thomas Stearns, but he cannot make it tonight
- Right now, he has a non-conforming lot right now, he wants to subdivide the properties to created parking for both homes because currently there is no parking for the one home

Gary Pappozzi stated that the parking plans need to be submitted with drainage

Wilfredo Ortiz stated that he needs the revised plans prior to the resolution if the board looks favorably upon the application.

Gary Zalarick stated that he will submit the revised parking plans to everyone

Carmin C. Breonte stated that if we do not have the revisions we will not sign off on the application if it is approved

Open to the public

Nobody Came forward

Gary Pappozzi- Variances

1. Minimum Lot Area
2. Minimum Lot Width
3. Maximum Building Coverage
4. Maximum Total Coverage
5. SF per dwelling unit

Motion to Approve the application- Arlene Patire – parking

Second- Francisco Sanchez

Kathy Rozmus- Aye

Salvatore Lamendola- Aye

Tony Lio- Aye
Francisco Sanchez-Aye
Carmin V. Breonte- Aye
Arlene Patire- Aye
Carmin C. Breonte- Aye
Application Approved

Motion to Close Meeting- Tony Lio
Second- Arlene Patire
All In Favor- Aye