

1 STATE OF NEW JERSEY COUNTY OF BERGEN
2 CITY OF GARFIELD
3 GARFIELD ZONING BOARD OF ADJUSTMENT
4 COUNCIL CHAMBERS

5 IN THE MATTER OF:
6 PUBLIC HEARINGS, PUBLIC COMMENT
7 MONDAY, AUGUST 8, 2022

8 COMMENCING AT 7:30 PM

9 BEFORE: The GARFIELD ZONING BOARD
10 OF ADJUSTMENT

11 PRESENT:

12 CARMIN C. BREONTE, Chairman
13 ARLEN PATIRE, Vice Chairwoman
14 CARMIN V. BREONTE
15 JOHN EASOM, absent
16 PAUL HOULIS, absent
17 KATHY ROZMUS
18 SALVATORE LAMENDOLA
19 FRANCISO SANCHEZ, Alt. 1
20 TONI LIO, Alt. 2
21 ALBAN GABA, Alt.3
22 DANILE RIGOGLIOSO, absent Alt. 4

23 ALSO PRESENT:

24 BRIAN EYERMAN, ESQ.,
25 Attorney to the Board
GARY PAPAROZZI, Planner
JOHN DUNLEA, Neglia Engineering

MINUTES PREPARED BY:
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AUGUST 8, 2022

GARFIELD ZONING BOARD OF ADJUSTMENT
PUBLIC MEETING CALLED TO ORDER

FLAG SALUTE

CHAIRMAN CARMIN C. BREONTE called the regular public meeting of the Garfield Zoning Board of Adjustment Meeting to order, reading the Sunshine Law according to the Open Public Meeting Act @7:30 PM.

MINUTES OF JULY 11, 2022.

Motion offered by A. Patire to accept minutes as submitted, Second by T. Lilo. Members approved the minutes as written. Member A. Gaba abstained
MINUTES APPROVED

APPLICATIONS:

92 GASTON AVENUE, LLC
154 CHARLES STREET
Gary Zalarick, Esq., stated the application is being withdrawn and will be submitted in a different manner for review. Applicant will reapply and re-notice

APPLICATION
25 SHAW STREET (PLJ Property

Management LLC)
Applicant seeks to demolish existing residential dwelling and construct four (4) new townhouse units.

GARY ZALARICK, ESQ., on behalf of the applicant.

The property location is 25 Shaw Street, Lot 7, Block 143.09 located in the R-1 Zone, 11,162 square feet.

Witnesses, architect, Afshan Vandal, Thomas Stearns, engineer and William Stimmel, planner and the applicant, Mr. Popstefanov being present.

1 The existing conditions were
2 described of the subject site located north of
3 Outwater Lane, and on the westerly side of Shaw
4 Street. The lot consists of 70 foot frontage, and
5 approximately 159 feet of depth. Existing one
6 story, one family dwelling, 1,400 square feet that
7 sits back 15 feet in the front, one car garage, a
8 shed, a wood deck in the back.

9 Applicant will remove the structure
10 and ancillary structures on the property. The
11 proposal is for four (4) units, a three-story
12 townhouse. The units will be stacked. No height
13 variance, building coverage or impervious variance
14 requests. 10.1 feet southerly side line, 25.15 feet
15 front yard, and 30.15 as a rear yard. All side
16 yards comply. The access drive and parking in the
17 rear on the northerly side.

18 Two parking spaces for each unit.
19 Parking complies to code. Two rear spaces, one ADA
20 space, and an additional space for visitor parking.

21 There will be no parking in the
22 remainder of the driveway area. Striping will be
23 provided in the front of the garage to indicate no
24 parking, basically a fire zone in front of each of
25 the units. Applicant is providing 30 feet of open
area, providing plantings around the parking in the
rear. There will be a 25 foot section of green
area in the front and plantings adjacent to the
building and the driveway. A PVC fence will circle
the entire property. Storm water management,
trench drains roof drains will be in compliance and
reviewed by the board engineer. All impervious
coverage is substantially improved. Applicant will
maintain the seepage pits.

 Applicant will comply with all of
the professional letters/comments.

 An open single doorway for each two
car garage unit. Applicant stipulated to closing
off a specific wall in the garage car port area
flipping the utilities where the bathroom is
located, and removing the entire wall adding
footage to the length of the garage.

1 Applicant, Mr. Popstefanov,
 2 stipulated to two bedroom units, with the
 3 additional third room be considered as an office
 4 with no closet and no door installed.
 5 Applicant/developer, stipulated to the removal of
 6 the wall in the garage, flipping the utility room,
 7 and removing the bathroom. The snow removal will
 8 be shoveled to the green area.

9 The planner demonstrated to the
 10 Zoning Board members the positive and negative
 11 criteria justifying the requested variance relief
 12 stating a minimal impact on the surrounding area.

13 The applicant will agree to
 14 installing a security system around the premises
 15 for security purposes.

16 PUBLIC IN FAVOR OR OPPOSITION

17 Jack Zatotoczny, Esq., on behalf of
 18 35 Shaw Street, representing his parents, stated
 19 his concerns with regard to the proposed plans, lot
 20 width, and density of the townhouse units and
 21 parking deficiencies in the area, stating a
 22 desirable application would be a two-family home so
 23 children can enjoy backyard space.

24 Jaroslaw Podzerwinski, 33 Shaw
 25 resident of Garfield stated his concerns regarding
 the proposed townhouse application and traffic and
 parking concerns, and shadowing of his home with
 less sunlight due to the proposed structure.

Paul Zito, 17 Shaw Street, also had
 the similar concerns regarding the impact on the
 surrounding homes regarding the height.

BOARD DISCUSSION

Motion offered by A. Patire for
 approval, Second by Carmin V. Breonte.

ROLL CALL:

Members Lilo, Lamendola, Gaba,
 Sanchez, V. Breonte, C. Breonte and A. Patire vote
 in the affirmative to approve.

APPLICATION APPROVED

 BOARD Approved a special meeting
 request by Greater Bergen County on August 29, 2022

NO FURTHER BUSINESS, THE ZONING
 BOARD MEETING ADJOURNED @9:00 PM