

City of Garfield
Garfield Zoning Board of Adjustment
Special Meeting, August 29, 2022

In the matter of:
Public Hearings, Public Comment
August 29, 2022

Commencing at 7:30pm

The Garfield Zoning Board of Adjustment:

Carmin C. Breonte- Chairman
Arlene Patire- Vice- Chairwoman
Carmin V. Breonte- **Absent**
John Easom
Paul Houllis
Kathy Rozmus
Salvatore Lamendola- **Absent**
Francisco Sanchez- 1st Alternate
Tony Lio- 2nd Alternate
Alban Gaba- 3rd Alternate
Daniel Rigoglioso- 4th Alternate- **Absent**

Appearance:

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

Reported by Jacqueline Anello, Secretary
August 29, 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.

525,535 & 541 Midland Avenue (Greater Bergen Community Action Program, Inc.)

Applicant is requesting to use an existing building for GBCA with additional medical and health offices as well as business offices.

Charles Sarlo

Attorney for the applicant

- 541 Midland Avenue is the essence of the case. You cannot see this because there is a house in front of it
- 525 Midland Avenue is the residential structure immediately in front of 541 Midland Avenue. The client purchased the property. What is proposed is to demo the house and create a parking lot.
- 535 Midland Avenue is the current Head Start also owned by the client
- The ingress and egress to all the properties except the residential house is to the left of the Head Start building

- Rather than creating a new ingress and egress, since they own the Head Start, why not use a common ingress and egress. Head Start does not come into play with this application because nothing is being down to that building it is only for the ingress and egress.
- 541 Midland Avenue is a building that is more than 16,000 SF in size, there will be multiple uses. Each of the uses by themselves we are in a B2 zone, and it is restricted to B2. It is a common of community services. Medical/Social Service complex. One of the uses is the City of Garfield Health Department, they are looking to move into the building.
- They need a use variance for every single use that is proposed.
- All the uses are inter-related
- The parking ordinance according to the statute is that it is not effective until it is filed with the county board. He spoke to the City of Garfield Clerk, and she stated that it was mailed but has not been filed for yet

Barry Poskanzer

550 North Maple Avenue, Ridgewood, NJ

Sworn in by Wilfredo Ortiz

Architect

- The architectural plans were prepared and submitted by him
- The existing building is a light industrial building
- It will be turned into a health and social services complex building
- Cars will come in off Midland Avenue through the existing ingress. They will drop off in the front of the building
- All the services that will be in that building are by appointment only, so they do not need to worry about cars continuously going in and out
- They are updating the existing building to be for ADA, they are upgrading the loading dock because the food bank does need the loading dock (there will not be big trucks like supermarket delivery trucks)
- Drawing #2 is what they propose for the existing building.
 - o Blue: is a medical group that cares for those that do not have insurance
 - o There will be a mental health group
 - o Food Bank
- They revised SK2- there is going to be a reception area: the revised drawing is dated 8/25/22. They didn't change the overall layout, they just changed to add the reception area
- The areas that are marked in a light green distinguishes the common areas for all the tenants which include:
 - o Bathrooms
 - o Break room
 - o Learning kitchen
 - o Training room
 - o Waiting room
 - o Intake desk
- Drawing SK03- shows the front of the building with the new ramp and an overhang over the front entrance
- Drawing SK04- entrance from the back of the building
- Drawing SK05- this is what the building will look like when you drive on the existing road leading to the building

- Drawing SK06- another 3D drawing, showing the entrance to the food bank and unity health center
- Drawing SK07- photos of the existing building that is currently on the site.
 - o Mr. Barry stated that this was not submitted with the plans, it is dated 5/27/22. The photos were taken about July 2021.
 - § Mr. Sarlo is marking
- Drawing A1- details of the ramp and canopy that was requesting in Neglia's report
 - o Mr. Sarlo is marking this as Exhibit A-3

Meeting back to order

Kathy Rozmus- Here
 Francisco Sanchez- Here
 Paul Houlis- Here
 John Easom- Here
 Tony Lio- here
 Arlene Patire- Here
 Carmin C. Breonte- Here

Mr. Ortiz as a result of the changes that were offered tonight, there was not an opportunity for the public to view the changes. He would suggest that although some are very minor, give the applicant an opportunity to have them amend them to have the public view them. The professionals did not get a chance to see them as well.

Mr. Sarlo stated that the first exhibit was a minor change to the floor plan, nothing changed just kind of a clarification, the other two exhibits were responses to the Neglia review letter. They did not need to be drawings; we could have just verbally addressed the letter. The fourth one was about existing conditions.

Mr. Ortiz stated that he sees some members from the public, if they have any questions for the expert that has testified already.

Carmin C. Breonte stated that with all the information that everyone has just heard, we need

John Easom stated that the applicant tried to enhance their presentation which kind of threw a wrench into this process, if we threw out those exhibits and just continued without those exhibits.

Arlene Patire stated that only one of the exhibits changed the inside of the building.

Carmin C. Breonte stated that we need a motion to move forward or adjourn

Motion to Adjourn the Application- Tony Lio- He would love to get it over with and continue but need to follow the advice of our attorney

Second- Arlene Patire
 Kathy Rozmus- Aye
 Francisco Sanchez- Aye
 Paul Houlis- Aye- same reason
 John Easom- Aye
 Tony Lio- Aye

Arlene Patire- Aye
Carmin C. Breonte- Aye
Application adjourned
The Applicant can be renoticed

Motion to Adjourn the meeting to the September 21st, 2022 Meeting- Arlene Patire
Second- Tony Lio
Kathy Rozmus- Aye
Francisco Sanchez- Aye
Paul Houlis- Aye
John Easom- Aye
Tony Lio- Aye
Arlene Patire- Aye
Carmin C. Breonte- Aye

Resolution

22 Summit Avenue

Motion to approve- Francisco Sanchez

Second- Kathy Rozmus

Kathy Rozmus- Aye

Francisco Sanchez- Aye

Paul Houlis- Abstain

John Easom- Abstain

Tony Lio- Aye

Arlene Patire- Aye

Carmin C. Breonte- Aye

Resolution Approved