

City of Garfield  
Garfield Zoning Board of Adjustment  
Special Meeting, February 28, 2023

In the matter of:  
Public Hearings, Public Comment  
February 28, 2023

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- 1<sup>st</sup> Alternate  
Tony Lio- 2<sup>nd</sup> Alternate  
Alban Gaba- 3<sup>rd</sup> Alternate  
Daniel Rigoglioso- 4<sup>th</sup> Alternate- **Absent**

**Appearance:**

Wilfredo Ortiz, ESQ., Attorney to the Board  
Kim Furbacher, Certified Court Reporter  
Gary Paparozzi, Paparozzi Associates, Planner

Reported by Jacqueline Anello, Secretary  
February 28, 2023 (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.

**22 Summit Avenue (Gaba)**

**Alban Gaba is recusing himself.**

**Charles Sarlo**

**Attorney for the applicant**

- Construct a new 2-family dwelling in the R1 zone
- This application was before the board and was approved as well as the resolution
- They started doing the addition in the rear of the property and as they started digging they found that the foundation was in poor condition/unsafe
- The applicant made the decision to demolish the existing structure
- They want to construct the same structure that was there with the addition, however, the existing variances disappeared once the structure was demolished

**Thomas G. Stearns III**  
**144 Jewell Street, Garfield, NJ**  
**Engineer**

**Sworn in by Kim Furbacher**

- Plans dated February 10, 2022 revised January 18, 2023
- Structure is 21' by 65'
- Existing utilities will remain
- Impervious surface is the rear addition

**Carmin C. Breonte** asked how the eave will be impacted

**Gary Paparozzi** stated that the architect needs to get rid of his zoning chart because the one that Thomas Stearns has on his is the accurate one. The architect plan also has proposed office

- **Charles Sarlo** stated that it is not a commercial office, it is a personal office for the owner

**Charles Sarlo**

- This is an undersized lot, the law requires that with a vacant undersized lot, you need to offer that lot for sale to the adjacent lot. The reason for that is public policy says do not develop undersized lot. He has proof that they did offer the lot to the neighbor via certified letters to both neighbors and did not receive a response.

**Open to the Public**  
**Nobody Came Forward**

Gary Paparozzi stated that if the application is approved one condition would be that the architect removes the zoning chart from his plans, conform to Neglia Letter.

Wilfredo Ortiz stated another condition is that they cannot trespass over the lot line.

**Motion to Approve**- Arlene Patire- she knows there are a lot of variances but she likes that Mr. Sarlo sent out the letters to the neighboring properties

**Second**- Carmin V. Breonte

Kathy Rozmus- Aye

Salvatore Lamendola- Aye

Paul Houlis- Aye

John Easom- Aye

Carmin V. Breonte- Aye

Arlene Patire- Aye

Carmin C. Breonte- Aye

**\*Application Approved\***

**Motion to Close the Meeting- Paul Houlis**

**Second- John Easom**

**All in Favor- Aye**