

City of Garfield  
Garfield Zoning Board of Adjustment  
Regular Meeting, April 10, 2023

In the matter of:  
Public Hearings, Public Comment  
April 10, 2023

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- **Absent**  
Kathy Rozmus- **Absent**  
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  
Beth Calderone, Certified Court Reporter  
Yasseen Saad, Neglia Engineering

Reported by Jacqueline Anello, Secretary  
April 10, 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.

**Arlene Patire stated that one correction needs to be made on the minutes, Carmin V. Breonte was marked as present, but he was absent**

**Motion to Approve the March 14, 2023 Minutes-** Arlene Patire

**Second-** John Easom  
Frank Sanchez- Aye  
Salvatore Lamendola- Aye  
Tony Lio- Abstain  
Alban Gaba- Aye  
John Easom- Aye  
Arlene Patire- Aye  
Carmin C. Breonte- Aye

**\*Minutes Approved**

**1 Midland Avenue**

Wilfredo Ortiz stated that all the notices are good

**Motion to Adjourn to the June 12, 2023 Meeting-** Tony Lio

**Second-** Alban Gaba

Frank Sanchez- Aye

Salvatore Lamendola- Aye

Tony Lio- Aye

Alban Gaba- Aye

John Easom- Aye

Arlene Patire- Aye

Carmin C. Breonte- Aye

**\*Application adjourned to the June 12, 2023 Meeting\***

**453 Madeline Avenue**

**Applicant seeks to convert the existing 1-family to a 2-family residential dwelling.**

**Wilfredo Ortiz stated that the board will take jurisdiction after reviewing all the notices**

**Gary Zalarick- Attorney for the Applicant**

- 1-family dwelling which the applicant proposed to convert to a 2-family dwelling

**Architect**

**John Bryjak**

**345 Blvd, Suite #4**

**Hasbrouck Heights, NJ**

**Sworn in by Beth Calderone**

- Drawings are two sheets dated 6/30/2022
- Site plan is sheet, metes and bounds of the property.
- In the rear there is an existing shed
- To the right is the site data
- Sheet 2
  - o 1<sup>st</sup> floor plan- most modifications will occur
  - o Access would be in the rear of the property
  - o Living room, kitchen, laundry closet, hallway, coat closet, closet under the stairs, existing full bathroom, office nook, bedroom #2 with a closet, master bedroom towards the rear with two closets, tankless water heaters, utility room
  - o 2<sup>nd</sup> floor plan: eliminating the stairs, close off, stackable washer/dryer, existing bedroom they would remove the doors, the office they will remove the closet,

Alban Gaba asked about the entrance into the 1<sup>st</sup> and 2<sup>nd</sup> floor apartments.

John stated that the access to the 1<sup>st</sup> floor would be in the rear of the property, the entrance to the 2<sup>nd</sup> floor apartment would be through the existing front entrance.

Gary Paparozzi stated on the 1<sup>st</sup> floor plan, you show the existing office, what was to the right, also where was the existing laundry area.

John stated it was just an open space, the laundry area was where the new utility room is.

Carmin C. Breonte stated that he notice three (3) doors in the rear.

John Bryjak stated that one of the doors leads right into a bedroom, one leads to the utility room,

Frank Sanchez asked measurements of the 2<sup>nd</sup> floor office.

John Bryjak stated the office is 8' x 9'

Stanley Guzik

Owner

Sworn in by Beth Calderone

- It is his childhood residence
- His mother and father owned the building
- His parents passed and him and his brother inherited the property
- They will not live at the residence, it will be a rental property
- Alban Gaba asked the finished ceiling height on the 1<sup>st</sup> floor
  - o John Bryjak stated approximately 7'10.5"
- Arlene Patire stated by making it a two (2) bedroom it is causing a parking variance, the parking is terrible on that street

Open to the Public  
Nobody came forward

Gary Paparozzi

Variances

1. Minimum Lot Area
2. Minimum Lot Width
3. Parking
4. Minimum SF per Dwelling Unit
5. Setbacks in violation are pre-existing

Gary Zalarick: this property was owned by his parents, they inherited it they are trying to make it a two (2) family

**Motion to Deny Applicaton**- Arlene Patire- the parking in that area, she doesn't want a bad thing worse than what it is

**Second**- Salvatore Lamendola

Frank Sanchez- Aye

Salvatore Lamendola- Aye

Tony Lio- Aye

Alban Gaba- Aye

John Easom- Aye

Arlene Patire- Aye

Carmin C. Breonte- Aye

**\*Application Denied\***

### **Resolutions:**

#### **499 Midland Avenue**

Applicant denied permission to demolish a mixed-use building and construct a 2-story mixed-use building with 7 residential units (4- 2 bedrooms and 3- 1 bedrooms) and 2 commercial units.

**Motion to Approve Resolution**- Arlene Patire

**Second**- Alban Gaba

Frank Sanchez- Aye

Salvatore Lamendola- Aye

Tony Lio- Abstain

John Easom- Aye

Arlene Patire- Aye

Carmin C. Breonte- Aye

**71 Bergen Street**

Applicant approved permission to subdivide a 100'x100' lot into two 50' x 100' lots. Each lot will have a duplex (2-family)

**Motion to Approve Resolution**- John Easom

**Second**- Tony Lio

Frank Sanchez- Abstain

Salvatore Lamendola- Aye

Tony Lio- Aye

John Easom- Aye

Alban Gaba- Aye

Arlene Patire- Aye

Carmin C. Breonte- Abstain

**Motion to Adjourn Meeting- John Easom**

**Second- Arlene Patire**

**All in Favor- Aye**