

City of Garfield  
Garfield Zoning Board of Adjustment  
Regular Meeting, May 8, 2023

In the matter of:  
Public Hearings, Public Comment  
May 8, 2023

Commencing at 7:30pm

**The Garfield Zoning Board of Adjustment:**

Carmin C. Breonte- Chairman- absent  
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- **absent**  
Alban Gaba- 3<sup>rd</sup> Alternate- **absent**  
Daniel Rigoglioso- 4<sup>th</sup> Alternate- **absent**

**Appearance:**

Kohar Boyadjian., Attorney  
Beth Calderone, Certified Court Reporter  
Gary Paparozzi, Board Planner

Reported by Jacqueline Anello, Secretary  
May 8, 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.

**Motion to Approve the May 8, 2023 Minutes-** Paul

**Second-** Francisco Sanchez  
Minutes Approved

**67 Farnham Avenue (Charles Messina)**

**The applicant is seeking to convert an office above the garage into a residential unit.**

Gary Zalarick- attorney for the applicant

- They are requesting an adjournment, this deals with whether or not granting this would pull the parking permits from the entire building. If it is a 7-unit building, the permits would be pulled.

**Motion to adjourn the application to the July 11, 2023 meeting-** John Easom

**Second-** Francisco Sanchez

Kathy Rozmus- Aye  
Salvatore Lamendola- Aye  
Francisco Sanchez- Aye  
Paul Houllis- Aye  
John Easom- Aye  
Carmin V. Breonte- Aye  
Arlene Patire- Aye

Members of the public were notified that the application was being adjourned and they had a concern because they would be out of the country for the next meeting and asked what they could do so the board can hear their concerns.

Arlene Patire stated that they can write their objection and submit it to the board secretary.

**439-441 Palisade Avenue (Minera Menendez)**

**The applicant is seeking to convert a 1-family into a 2-family with an addition out the back and to the north.**

**Eric Weiss- Attorney for the applicant**

- The applicant wants to convert 1-family into a 2-family with an addition.

**Justin Provencher**

**445 Galvin Ave, Suite 9**

**Midland Park, NJ**

Arlene Patire stated that the board will accept him as a professional

- They originally showed that the height was 27 feet just to show that they will not exceed that height. The average elevation is 9 inches lower than the architects, the height from the middle will be 26'6"

**Gary Paparozzi** stated that the architect zoning chart is different than the engineer plan. The height is wrong, lot area and lot width is showing different. Side setback for one 2.3 was pre-existing, side setback is 9 because of the new addition.

Neglia Engineering Letter:

Gary Stated that the letter stated that any issues prior to the resolution be corrected.

Justin stated that they have no objections to Neglia letter.

**Gary Segal**

**272 Closter Dock Road**

**Closter, NJ**

**Architect**

**Arlene Patire stated that the board will approve him as a professional**

Gary Paparozzi asked about the last revision date.

Gary Segal stated that the last revision date is January 18, 2023

Gary Paparozzi stated that on the 2<sup>nd</sup> floor he didn't notice a washer and dryer, is there one?

Also on the proposed ground floor there is a separate entrance from the rear

Gary Segal stated that there is no designated separate space. There is a proposed ground floor with a separate entrance that is facing the rear yard.

Gary Paparozzi stated his concern is there is a full bathroom, existing storage and then a closet, which looks like a bedroom. Then there is also an area that is a play area.

Gary Segal stated that it is not to code. He stated that there is no window, there is no fire egress.

Arlene Patire stated that she agrees with him, would the client be willing to take the entire bathroom out of the basement; why is it needed.

**Minerva Menendez**

**Applicant**

**Sworn in by Beth Calderone**

**Jorge Jover-Brochic- Interpreter**

**Sworn in by Beth Calderone**

- Her intention is to convert the 1-family to 2-family
- Her intention is to have her family come and occupy the 2-family
- If the board looks favorably upon the application she will remove the bathroom in the basement.

Gary Paporozzi stated that on the 2<sup>nd</sup> floor he thought there would be a washer and dryer, however, Mr. Segal stated that there will not be.

Arlene Patire asked if it was central air or window air conditioners.

Gary Segal stated that there is no decision made yet.

Justin stated that two (2) exterior HVAC units similar to the one (1) that is there now which is on the side yard, will be placed in the rear yard. If the board approves, they will add it onto the plans.

**Open to the Public**

**Nobody came forward**

**Gary Paporozzi**

**Conditions:**

1. Architect plan would remove the bathroom from the ground floor
2. Architect put dimensions on the storage room door
3. Revisions on the zoning chart need to match the engineer zoning chart
4. Engineer needs to revise the zoning chart to show the AC units that are being proposed.
5. Address everything on Neglia letter
6. Revision date needs to be added to the Architect plans.

**Motion to Approve-** Carmin V. Breonte

**Second-** Salvatore Lamendola

Kathy Rozmus- Aye

Salvatore Lamendola- Aye

Francisco Sanchez- Aye

Paul Houllis- Aye- with all conditions

John Easom- Aye

Carmin V. Breonte - Aye

Arlene Patire - Aye

**Application Approved**

Resolutions

**453 Madeline Avenue (Stanley Guznik & Joseph Guznik)**

**Applicant was denied permission to convert the existing one-family dwelling to a two-family residential dwelling**

Motion to Approve Resolution- Arlene Patire

Second- Francisco Sanchez

Kathy Rozmus- Abstain

Salvatore Lamendola- Aye

Francisco Sanchez- Aye

Paul Houlis- Abstain

John Easom- Aye

Carmin V. Breonte- Abstain

Arlene Patire- Aye

**52-56 Dewitt Street (Raymond Damiano)**

**Applicant granted permission to subdivide a 75'x100' lot into two 37.5'x100' lots. Each lot has an existing two-family on it.**

**Motion to Approve Resolution-** Arlene Patire

**Second-** Francisco Sanchez

Kathy Rozmus- Aye

Salvatore Lamendola- Aye

Francisco Sanchez- Aye

Paul Houlis- Abstain

John Easom- Abstain

Carmin V. Bretone- Aye

Arlene Patire- Aye

**Motion to Adjourn Meeting-** Francisco Sanchez

**Second-** Carmin V. Breonte

**All in Favor-** Aye