

City of Garfield
Garfield Zoning Board of Adjustment
Regular Meeting, June 12, 2023

In the matter of:
Public Hearings, Public Comment
June 12, 2023

Commencing at 7:30pm

The Garfield Zoning Board of Adjustment:

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

Appearance:

Wilfredo Ortiz., Attorney
Beth Calderone, Certified Court Reporter
Gary Paparozzi, Board Planner
Thomas Solfaro, Engineer

Reported by Jacqueline Anello, Secretary
June 12, 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- John Easom

Second- Francisco Sanchez

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

Minutes Approved

33 Schley Street

**Paul Houlis will be recusing himself. Daniel Rigoglioso will be sitting in for him.
Wilfredo Ortiz stated that the board has jurisdiction.**

Richard Uram- Applicant

33 Schley Street

Sworn in by Beth Calderone

- He has an old garage in the back, he is going to take out the garage and the driveway and put a two-car garage with an addition over it that way he adds another bedroom and have a bigger backyard
- He bought it since 2003

Gary Paporozzi

- The architect needed to make some changes; however, he did not receive it. The board does have the corrected plans.
- The application has four (4) new variances:
 1. Both side yard setbacks.
 2. Maximum Building Coverage
 3. Total Coverage
 4. Maximum Height
 5. SF per dwelling unit- remains the same
 6. Front Yard Setback- remains the same
- Three (3) parking spaces are required and he is providing 3 parking spaces.

Open to the public

Nobody came forward

Gary paparazzi review variances

Wilfredo Ortiz stated that he did not hear any conditions or stipulations,

Motion to Approve- Frank Sanchez

Second- Salvatore Lamendola

Kathy Rozmus- Aye

Salvatore Lamendola- Aye

Daniel Rigoglioso- Aye

John Easom- Aye

Frank Sanchez- Aye

Carmin V. Breonte- Aye

Carmin C. Breonte- Aye- there are four (4) new variances

Application approved

Paul Houlis will be sitting back in

Tony Lio will be sitting in for Francisco Sanchez

1 Midland Avenue Kiwki Car Wash

Wilfredo Ortiz stated that we took jurisdiction over this application in April

Dean Stamos

Attorney for the Application

- This is an old style five (5) bay car wash, the client is looking to demolish the older car wash and build a new fully automated car wash

- The uses are pre-existing non-conforming.

Gary Paporozzi stated that he put it down as a D1 because the existing one will be removed entirely so it will be a new one from scratch, it is a completely new construction.

Michael Dipple
L2A Land Design, LLC
66 Grand Avenue, Englewood, NJ
Sworn in by Beth Calderone

Carmin C. Breonte stated that the board will accept him as a professional

- The drawings were prepared under his direction
- He has been to the site on multiple occasions

Site Plan Preliminary Site Plan dated September 26, 2022

- Five (5) little huts
- Cars come off River Drive, they come through the back into one of the bays and do a selfwash.
- They are right up against the river.
- There is a driveway off of Midland Avenue

The way the car wash works:

- You come into the site off of River Drive, move into a Southerly direction, and go to one of the two lanes. There are two pay stations. Once you pay it is automated and then the gate lifts up. You go into the wash, come through and you continue to move. There will be nobody there to dry the car. The car wash dries your car. To the Northerly direction there are about ten (10) stations to vacuum your car. You pull in perpendicular. There is an ADA Space. There is a little building that is the vacuum structure that controls and operates them. There is a dumpster area near Midland Avenue in the first space.
- There is a total of fourteen (14) parking spaces on site.
- They do have signage on the property.
- There will be about two (2) employees.

Salvatore Lamendola had a concern about the car backing out after vacuuming their car and then another car pulling out straight from the car wash. What happens if there is a busy day and the cars are starting to back up.

Carmin V. Breonte is there any signage that says no left turns. At that site right now there is a double line and you cannot cross a double yellow line.

- Michael Dipple stated that right now there is no signage that says no left turn.

Thomas Solfaro asked if they spoke with the county. There seems to be some encroachment from the market property.

- Michael Dipple stated that they have an ongoing discussion with the county, but they have not heard back yet. The client is dealing with that situation with the encroachment.

Carmin C. Breonte stated that there is the other situation about traveling the opposite way there is the double yellow line, so you need to prevent the cars from crossing the double yellow line to pull into the car wash.

Carmin V. Breonte asked how many cars can fit in the driveway. Is it two directions entering and exiting on Midland Avenue.

- Michael Dipple stated that they can fit 16 cars in the driveway, and it takes about three (3) minutes for the car to go through there. Cars can pull into the car wash off of Midland Avenue and just vacuum their car if they want.

Salvatore Lamendola asked how many employees?

- Michael Dipple stated that there will be two (2) employees, at the beginning there may be more.

Gary Paparozzi stated if someone goes in off Midland Avenue and decide they want to get a car wash but the county states that you cannot make the left onto midland they wouldn't be able to turn left off of River Drive as well.

Tony Lio stated that he sees the car wash is around 100 feet, is there a minimum for the car wash?

- Michael Dipple stated that this is the minimum they can make the automated car wash.

Carmin V. Breonte asked if there is enough room that if someone pulls out of the car wash and wants to vacuum their car but there is no more vacuums available, can they turn around?

- Michael Dipple stated that there is no room for a car to turn around.

Carmin C. Breonte stated that there are so many unanswered questions, they don't know where to go with this.

Gary Paparozzi stated that they need some county input on this in order for Thomas Solfaro to complete his letter.

Conrad Ronciti
1 Executive Drive, Fort Lee
Sworn in by Beth Calderone
Architect

A1- Prospective of the proposed building

- 1 story structure
- This is the minimum building they can have for the car wash.

Gary Paparozzi stated that there is an office on the 2nd floor that is going to be controlling how the cars go in and out.

Motion to Adjourn the Application to the September 12, 2023 Meeting- Tony Lio

Second- Carmin V. Breonte

Kathy Rozmus- Aye

Salvatore Lamendola- Aye

Paul Houllis- Aye

John Easom- Aye

Carmin V. Breonte- Aye

Carmin C. Breonte- Aye

Application adjourned to the September 12, 2023 Meeting

439-441 Palisade Avenue (Minerva Menendez)

Applicant granted permission to convert a 1-family into a 2-family with an addition out the back and to the north

Motion to Approve Resolution- Salvatore Lamendola

Second- John Easom

Kathy Rozmus- Aye

Salvatore Lamendola- Aye

Paul Houlis- Aye

John Easom- Aye

Carmin V. Breonte- Aye

Carmin C. Breonte- Abstain