

City of Garfield
Garfield Zoning Board of Adjustment
Regular Meeting, December 11, 2023

In the matter of:
Public Hearings, Public Comment
December 11, 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 Houllis
Kathy Rozmus- **Absent**
Salvatore Lamendola – **Absent**
Francisco Sanchez- 1st Alternate
Tony Lio- 2nd Alternate
Alban Gaba- 3rd Alternate

Appearance:

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

Reported by Jacqueline Anello, Secretary
December 11, 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 October 9, 2023 Minutes- Francisco Sanchez

Second- Tony Lio
Francisco Sanchez- Aye
Tony Lio- Aye
Paul Houllis- Aye
John Easom- Abstain
Carmin V. Breonte- Aye
Arlene Patire- Aye
Carmin C. Breonte- Aye
Minutes Approved

11 Bellport Place & 598 Midland Avenue (Ken-Dan Inc)

Charles Sarlo- attorney for the applicant
Arlene Patire will be recusing herself Alban Gaba will be sitting in

Charles Sarlo stated that this is a split lot zoning with two separate lots. They are going to work with the tax accessor to merge the two lots. The parking lot is in a residential district. They are in front of the board for site plan approval. They will be adding ADA spaces, lighting, stormwater, etc.

Thomas G. Stearns III
144 Jewel Street, Garfield, NJ
GB Engineering, Engineer
Sworn in by Beth Calderone

- Plans submitted dated January 5, 2023
- Sheet 2 of 2 survey of the property, there are two (2) properties in question which are 598 Midland Avenue and 11 Bellport Place. 11 Bellport is a medical/physical therapist office. Currently there is gravel with some grass adjacent to the easterly side of the lot. There is parking in the gravel space
- Sheet 1 of 2: site plan, propose is to curb and pave the parking lot 24' drive aisle and have two (2) lanes to go in and out of the parking lot. Handicap space and an access ramp at the location closest to the division lot. They will surround the entire parking lot with a 6' high PVC fence.
- There is a seepage pit with a drain, and it will remain as is.
- The pitch of the parking lot will be from Bellport Place to the back of the parking lot. Three (3) seepage pits.
- They are going to provide lighting (2 pole mounted lights and building mounted lights on the existing building which will be shielding to not affect the neighbors)
- R1 Zone for Lot 13

Gary Paparozzi

- There is proposed window well, what is that for
 - o **Thomas Stearns** stated that there is a window there and they want to protect it from any water

Charles Sarlo briefly went into detail as to what the positives are of this application by stating that the parking lot is used by the public and by paving it, adding lighting, a fence, and drainage it will be safer for the public who use the parking lot to go to the medical office.

Open to the Public

Public Session Closed, nobody came forward

Gary Paparozzi stated that it is more that the property is being used up to code and taking care of drainage and lighting that has not been addressed all those years.

Wilfredo Ortiz stated that a stipulation will be that they will comply with Neglia Report

Motion to Approve- Tony Lio

Second- Alban Gaba

Francisco Sanchez- Aye

Tony Lio- Aye- lifelong resident and seeing that lot improved is great

Paul Houllis- Aye

John Easom- Aye

Carmin V. Breonte- Aye

Alban Gaba- Aye

Carmin C. Breonte- Aye- he believes it will be a detremin to the area, it has always been parking for the medical office

Application Approved

Arlene Patire will be sitting back

381 Van Bussum Avenue

Applicant seeking to convert a 1-family into a 2-family

Gary Zalarick- Attorney for the applicant

- R1 zone
- Currently the structure is a 1-family, the applicant is looking to convert it to a 2-family.
- There is no exterior work that needs to be done and there is minimal interior work that needs to be done

John Bryjak
345 Blvd, Hasbrouck Heights, NJ
Sworn in by Beth Calderone
Architect

- Drawings dated June 12, 2023, were submitted
- Sheet A1.1- Site Plan- metes and bounds of the property, it is a 2-story building with a shed in the rear of the property. There is a driveway and a garage that is part of the building
- 1-family dwelling proposed is a 2-family dwelling.
- Lot size 6,250 SF, required is 7,500 SF for a 2-family
- Sheet A2.1- basement: storage area, den, mechanical room, utilities are in the center of the cellar, powder room.
- Sheet A2.2- 1st Floor Plan: proposed is to add a separate door to access the upstairs. Existing living room space, kitchen, sunroom to access to laundry and a covered porch, bedroom #1 with a closet, existing bathroom, bedroom #2
- Sheet A2.3- 2nd Floor Plan: existing hallway, existing living room, existing bedroom with closet, existing bathroom, they are proposing to put a stackable laundry, existing bedroom which will be used as an office which does not have a closet, existing bedroom #3 will be transformed to a kitchen, existing bedroom #1 will remain. There are two (2) bedrooms with a closet and an office without a closet.
- Currently there is six (6) bedrooms in the 1-family, they are proposing to have two (2) bedroom for each unit.
- The construction that needs to be done is adding a door on the 1st floor and to close off the walls to put the laundry on the 2nd floor and to close the wall for the kitchen

Arlene Patire asked why there is no parking variance

- **John Bryjak** stated that there is no parking variance
- **Gary Paparozzi** stated that the architect has on his drawings there is a den with a closet (in his eyes that will be used as a bedroom)

Gary Paparozzi stated that the paver driveway is about 17 feet, car #3 blocks the exit for the garage for car #1

Arlene Patire stated that a survey was given to our planner that is about 13 years old and to the right of the covered porch what is to the right of that 1-story. On the new survey that was submitted there is a 1-story

Gary Paparozzi stated that it is a 2-family so why is there three (3) laundry rooms.

- **Gary Zalarick** stated that they will remove the one that is in the basement

Yassain asked if the garage is open to the 1st floor, the architect stated there is not.

Carmin V. Breonte asked if the basement is completely finished, how are you separating the gas and the electric. Is there central air?

- **John Bryjak** stated that the entire basement is finished except the mechanical room
- **Gary Zalarick** stated that it is going to be the same family so they can work that out among ownership

Wilfredo Ortiz stated that we will hear all testimony tonight, but the vote will be held off until the next scheduled meeting

Owner

Sworn in by Beth Calderone

- He owns the property with his mother and purchased it in June 2006
- 1st floor will be his mother and the 2nd floor will be him and his wife
- He is going to pay for the utility bill
- They can remove the laundry in the basement
- They did an addition in around 2010 or 2011, they added a whole 2nd floor, sunroom, garage. He got all the permits from City Hall and received their final CO

Arlene Patire stated that they have to look at the parking for the future because right now it is family living on each floor, they need to look at it as if it was two (2) families living there, also with the utility bill you need to look at the future.

Wilfredo Ortiz stated that comparing the survey from 2010 and the survey that is on the 2023 survey, they are all different.

Open to the public

Nobody came forward, public session closed

Motion to end this now and hold it to the January 8, 2023 meeting- Arlene Patire

Second- Carmin V. Breonte

Francisco Sanchez- Aye

Tony Lio- Aye

Paul Houllis- Aye

John Easom- Aye

Carmin V. Breonte- Aye

Arlene Patire- Aye

Carmin C. Breonte- Aye

Application adjourned to the January 8, 2023 meeting

108 Dewey Street

Applicant seeking to convert a 1-family dwelling to a 2-family dwelling

Gary Zalarick- attorney for the applicant

David G. Strup

205 Hamilton Avenue, Hasbrouck Heights

Architect

Sworn in by Beth Calderone

the board will accept him

- Applicant is seeking to add on to convert from 1-family to 2-family
- Plans submitted were dated February 20, 2022
- They would be adding to the side and rear
- The existing residence is two stories, maintain the garage
- Rework the interior to support a 2-family
- They are proposing to put a fire-rated wall
- Existing basement will be mainly used for storage and utilities
- Stairway will serve two units all with their own entrance
- Parking: it was their intention to use the garage and the two (2) parking spaces behind the garage so it can support 4 cars

Carmin C. Breonte asked how you would be able to use two cars in the garage and then two cars out

- **David Strup** stated that they would have to negotiate

Gary Pappozzi stated that his drawing that was submitted was not signed and sealed, there was no drainage and the size is being more than doubled, zoning chart he has 8 variances and on his report he has 9.

Yassain stated that there was no existing on the zoning table, building height calculations are needed, clarification on the number of stories, we also need a site plan because there are two retaining walls by the driveway, we need to see what is on the right of way, any utilities proposed

Arlene Patire asked if they have separate entrances to the basement

- **David Strup** stated that there will be access to the basement from the main entrance

Wilfredo Ortiz stated that our biggest problem right now is that there is no site plan and that is part of the application.

Carmin C. Breonte stated that there will be more information that is going to be given

Open to the public

Lorena Abarca

101 Dewey St

- Currently there is a 2-family that was built at 100 dewey street and has five (5) cars, 102 dewey street is now a 2-family and there is five cars.

- Parking is a huge problem

Nobody else came forward

Public session closed

Motion to adjourn to the March 11, 2024- Arlene Patire

Second- Tony Lio

Francisco Sanchez- Aye

Tony Lio- Aye

Paul Houlis- Aye

John Easom- Aye

Carmin V. Breonte- Aye

Arlene Patire- Aye

Carmin C. Breonte- Aye

Resolutions

433 Banta Avenue (RGSi, LLC)

Applicant approved permission to demolish existing structure, subdivide each lot into two 50'x100' lots as well as construct a duplex on each newly created lot

Motion to Approve- Paul Houlis

Second- Francisco Sanchez

Francisco Sanchez- Aye

Tony Lio- Aye

Paul Houlis- Aye

John Easom- Abstain

Carmin V. Breonte- Aye

Arlene Patire- Aye

Carmin C. Breonte- Aye

23 Frederick Street (Tommy Milevski)

Applicant denied permission to demolish existing structure and construct four townhouses

Motion to Approve the denial- Carmin V. Breonte

Second- Francisco Sanchez

Francisco Sanchez- Aye

Tony Lio- Aye

Paul Houlis- Aye

John Easom- Abstain

Carmin V. Breonte- Aye

Arlene Patire- Aye

Carmin C. Breonte- Aye

1 Midland Avenue (Garfield Express Inc)

Applicant approved permission to modernize an existing car wash.

Motion to Approve- Francisco Sanchez

Second- Arlene Patire

Francisco Sanchez- Aye

Tony Lio- Aye

Paul Houlis- Aye

John Easom- Abstain

Carmin V. Breonte- Aye

Arlene Patire- Aye

Carmin C. Breonte- Aye