

City of Garfield  
Garfield Zoning Board of Adjustment  
Regular Meeting, February 12, 2024

In the matter of:  
Public Hearings, Public Comment  
February 12, 2024

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  
Salvatore Lamendola  
Francisco Sanchez- 1<sup>st</sup> Alternate- **Absent**  
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., Attorney  
Beth Calderone , Certified Court Reporter  
Gary Paparozzi, Board Planner  
Thomas Solfaro, Engineer

Reported by Jacqueline Anello, Secretary  
February 12, 2024 (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 January 8, 2024 Minutes-** Carmin V. Breonte

**Second-** Paul Houllis  
Kathy Rozmus- Aye  
Salvatore Lamendola Aye  
Paul Houllis- Aye  
John Easom- Aye  
Carmin V. Breonte- Aye  
Arlene Patire- Aye  
Carmin C. Breonte- Aye

### **325 Midland Avenue**

#### **Ken Porillo- Attorney for the applicant**

- They are asking that the matter be carried to the next meeting to address the issues from Neglia
- 

**Wilfredo Ortiz** stated that he reviewed the notices, and they will take jurisdiction.

**Gary Paporozzi** stated that he is unsure what the existing and proposed is. On Dynamic Engineering Plan there is a loading area and then it says refuse area. He is not sure where the refuse is going to be as well as the recycling. It is calling for a retail space but on the other plans it is showing offices, clutter, etc. Another concern is if this is going to be at night storage area, or how many trucks are going to be going in and out of there. Additionally, there is proposed parking where there are loading bays. Lastly, Lot 5 with the two (2) buildings on it will no longer exist, lot 9 goes through the building so you cannot sell that lot either. In the work session he stated to maybe reach out to the tax assessor and ask for the lots to be merged.

Attorney- the large textile tenant is moving out in 2025, and right now there is no new tenant that is going to be going there. The cheerleading gym will stay there.

#### **Motion to Adjourn to the April 8, 2024 Meeting- Carmin V. Breonte**

**Second- Kathy Rozmus**

Kathy Rozmus - Aye

Salvatore Lamendola- Aye

Paul Houllis- Aye

John Easom- Aye

Carmin V. Breonte- Aye

Arlene Patire- Aye

Carmin C. Breonte- Aye

**\*Application adjourned to the April 8, 2024 Meeting\***

### **499 Van Bussum Avenue**

\*Kathy Rozmus needs to recuse herself, Tony Lio will be sitting in\*

Gary Zalarick- attorney for the applicant

- Block 180.01 Lot 9
- Currently it is a triangular vacant lot, applicant is hoping to build a duplex on the lot

Wilfredo Ortiz reviewed the notices, and everything looks in order, the board will take jurisdiction

**Harry Tuvel**

**Engineer**

**629 Ridge Court, Ridgewood, NJ**

**Sworn in by Beth Calderone**

**Board will accept him as a professional**

- He reviewed the site plan that Thomas Stearns prepared
- Site plan dated June 26, 2023
- 7,243 SF lot, it fronts on Van Bussum Avenue
- Applicant is proposing a duplex
- The proposal does have two (2) driveways, the left side has a one car garage and driveway and the right side has a two car garage and two car driveway.

- This structure will have drainage, two seepage pits to accommodate the drainage as well as the roof leaders.

**Thomas Solfaro** stated that his office needs a copy of the drainage

**Harry Tuvel**- the front yard setback on Van Bussum is 18 feet. One side yard setback is 6 feet.

**Thomas Solfaro** asked if Mr. Tuvel had a chance to review their letter and will they comply

- **Mr. Tuvel** stated that the applicant will comply with everything.

**Gary Pappozzi** stated that on the site plan, GB Engineering used the wrong zoning chart it should be an R. The cars are going to be right up to the door.

- **Gary Zalarick** stated that when the architect comes up they are going to make it 6 parking spaces. The one unit will have a 1 car garage with one car behind and then the other will have a two car garage and parking for two cars behind.

**Afshan Vandal**

**Architect**

**Sworn in by Beth Calderone**

**The board will accept her as a professional**

Wilfredo Ortiz stated that all the updated drawings need to be to the board 10 days prior

Gary Zalarick stated that we are going with the May 22, 2023 drawings

**Afshan:**

- Basement: house entrance is on the garage level, you enter and go upstairs. There is an entertainment area in the back of the garage and a half bath.
- 1<sup>st</sup> Floor: Living room, dining room, kitchen and half bath. The right side is a bit larger because that is where the owner will live. The difference is an office. It will also have a breakfast nook.
- 2<sup>nd</sup> Floor: smaller: 3 bedrooms, laundry closet, common bath and master suite. Other side is 4 bedrooms, master suite, laundry closet, common bathroom
- Exterior will be stone finish, PVC finishes, and siding on the rest of the house.

**Arlene Patire** asked the size of the home office

- **Afshan** stated it is 11'x11'

**Gary Pappozzi**- on the ground floor of Unit #1- what is the home office square footage.

Entertainment room? They need to put the square footages on the drawings for the basement level rooms.

- **Afshan** stated that it is 20'x12.

**Gary Pappozzi** stated that on the rearview facing Route 46, there is a deck that protrudes and is less than 10 feet from the right of way.

- Afshan stated that the deck is 10 feet.

**Dragan Spaseski**

Sworn in by Beth Calderone

Owner

- He wants four bedrooms because he has three kids and he plans to live there. He wants a home office because his wife works full time from home and he has a trucking business and wants the office for his work. 125 feet of sidewalk will be replaced.

**Open to the Public**

**Donald Tuscano**

**Sworn in by Beth Calderone**

**491 Van Bussum Avenue**

- He approves of this because he thinks it will be great for the neighborhood and it will enhance the neighborhood. The owner has helped him out a lot. He is moving because right now his kids share a bedroom and he wants them to have their own rooms.

**Nobody else came forward. Public session closed**

**Gary Pappozzi Variances**

1. Minimum Lot Area
2. Minimum Lot Width
3. Front Setback on Route 46
4. Front Setback on Van Bussum
5. One side setback
6. Main Building Coverage
7. Total Coverage
8. Building Height

**Stipulations:**

1. GB has to revise zoning chart, parking and he needs to put offsets on both decks
2. Architect needs to revise parking layout and the square footage on the ground floor
3. Neglia needs a letter from the state with any other comments
4. Replace 125 feet of sidewalk

**Carmin C. Breonte** asked if the property is going to be fenced in

- Dragan stated that they will put a fence around the property.

**Motion to Approve-** Paul Houllis- he is glad he is putting a fence up and it is beautiful and enhance the area.

**Second-** Carmin V. Breonte- taking an empty lot and putting a building like this there it would clean up the area. With the fence going up by route 46 anyth

Tony Lio- Aye- with all stipulations, he thinks it is a great application

Salvatore Lamendola-- Aye- he agrees that it will enhance the neighborhood definitely.

Paul Houllis- Aye

John Easom- Aye- with all stipulations that the board has stated

Carmin V. Breonte- Aye

Arlene Patire- Abstain

Carmin C. Breonte- Aye- reviewing the variances

**\*Application Approved\***

**256 Lanza Avenue**

Kathy Rozmus will be sitting back in

**Henry R.**

**Christie R.**

**252 Lanza Avenue**

**Sworn in by Beth Calderone**

**Owner/Applicant**

**Wilfredo Ortiz** stated that he reviewed the notices and everything looks in order and the board will take jurisdiction

**Henry**- currently they reside at 252 Lanza avenue and they purchased 256 Lanza Avenue and plan on doing some renovations. They are keeping the same number of bedrooms and the kitchen.

**Gary Pappozzi** stated that there are some zoning issues on the zoning chart, also he does not show some of the variances. He had some concerns with the basement and attic.

#### **Thomas Solfaro**

- His office prepared a report and some items that need to be addressed:
  - o Landscaping
  - o Lighting
  - o Some additional site plan- stormwater
  - o Utility connections
  - o How will you access

**Gary Pappozzi** stated that on his report he checked off six (6) variances but there are actually eight (8). This is also a D-Variance for height.

**Henry** stated that there is a shared driveway for 256 Lanza Avenue and Garfield Lumber. He does not plan on parking in the garage in the rear of the property nor park there. They will use the garage just for storage.

**Carmin C. Breonte** stated that right now there is no off-street parking and they do not propose any off-street parking. In the basement there is an entrance and the first thing we think is an apartment. He could understand the laundry and the entertainment. But not the full bathroom and office/den.

- **Henry** stated that would require them to demo the concrete wall from the existing structure. The idea was to have a separate space for the office and have the egress to the basement. He wanted to keep the storage room because the 1<sup>st</sup> floor and basement will be combined and they don't really have anywhere to store anything. He would like to put a door by the storage room.

**Arlene Patire** stated there is a full bathroom down there. What is the reason.

**Carmin V. Breonte** asked how to access the attic.

- **Henry** stated that in order to access the attic you need to go through the apartment. He is planning to remove the shower in the attic and just leave the toilet and sink. There will be a fire escape from the second floor and attic, right now there is none.

#### **Open to the public**

**Anthony Doviak**

**259 Lanza Avenue**

**Sworn in by Beth Calderone**

- He is for the plan, he's known Henry for the past 12 years, has a good family and he is a good person. Any work he does to his house will benefit the area.

**Nobody else came forward**

**Wilfredo Ortiz**

1. Basement office will be one open space, and the storage room will remain, there will be between the rec are and the storage room.
2. Shower shall be removed from the attic.
3. The garage will have a smaller roll up door in addition to a regular door.

**Henry** would like to put a smaller garage door to get things in and out and put a door next to it.

**Gary Paporozzi reviewed the variances:**

1. Front setback
2. Side setback
3. Minimum side for both
4. Maximum building coverage
5. Maximum total coverage
6. Maximum building height
7. Parking
8. SF per dwelling unit

**Motion to Approve- Carmin V. Breonte-** with the revisions, stipulations for the size of the property the addition matches the properties with the neighborhood. There was no parking before with a two-family and it is not changing. Taking an older home and making it nicer.

**Second-** Sal Lamendola-

Kathy Rozmus- Aye- with all conditions she thinks it will be a nice application

Salvatore Lamendola- Aye

Paul Houllis- Aye- with all stipulations

John Easom- Aye- with stipulations

Carmin V. Breonte- Aye

Arlene Patire- Aye- with all stipulations

Carmin C. Breonte- aye- updating an older home in Garfield is not easy we have very small lots, the bedrooms were very small and thinks it will be a big improvement.

**\*Application Approved\***

**Resolutions:**

**11 Bellport Avenue & 598 Midland Avenue (Ken-Dan, Inc.)**

**Applicant approved permission to pave and make certain other improvements to the existing gravel parking lot located at Block 6.11 Lot 113**

**Motion to Approve:** John Easom

**Second:** Paul Houllis

Kathy Rozmus- Abstain

Salvatore Lamendola- Abstain

Paul Houllis- Aye

John Easom- Aye

Carmin V. Breonte- Aye

Arlene Patire- Abstain

Carmin C. Breonte- Aye

Tony Lio- Aye

Alban Gaba- Aye

**213 Division Avenue (Hana Jenczelewska & Dennis Sondej)**

**Applicant denied permission to demolish existing dwelling and build a five-unit apartment building.**

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

**Second :** Salvatore Lamendola

Kathy Rozmus- Aye

Salvatore Lamendola- Aye

Paul Houlis- Abstain

John Easom- Aye

Carmin V. Breonte- Aye

Arlene Patire- Aye

Carmin C. Breonte- Aye