

City of Garfield
Garfield Zoning Board of Adjustment
Regular Meeting, April 8, 2024

In the matter of:
Public Hearings, Public Comment
April 8, 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- **Absent**
Francisco Sanchez- 1st Alternate
Tony Lio- 2nd Alternate
Alban Gaba- 3rd Alternate- **Absent**
Daniel Rigoglioso- 4th Alternate- **Absent**

Appearance:

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

Reported by Jacqueline Anello, Secretary
April 8, 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 March 11, 2024 Minutes- Tony Lio

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

325 Midland Avenue

Applicant is requesting to renovate the entire site, the renovation will include new warehousing and retail, demolishing two dwellings.

Ken Porro- Attorney for the applicant

- There are some things that need to be cleaned up on the site plan per his conversation with the board planner Gary Paporozzi.
- They are requesting a possible special meeting if not May meeting.

Carmin C. Breonte stated the biggest issue is when the applicant can be ready.

Gary Paporozzi stated that there was a question on the architectural plans about clutter, there were supposed to be some retail, this is not on the drawing. On the engineer plan he had proposed parking in front of several bays. He is not sure if those bays are being closed because currently, he shows parking in front. Also, he is not sure if there will be tractor trailers parking overnight, if there will be tractor trailers parking overnight there would be another variance. A lot of questions did not get answered especially with the engineer’s revised plans. The architect needs to get rid of the “clutter”, show the retail space (cheerleading gym would be considered a service establishment), also remove the bays that are not being used.

Motion to have a special meeting on April 29, 2024 they need to renote at 7pm John Easom

Second- Paul Houlis

Francisco Sanchez- Aye

Tony Lio- Aye

Paul Houlis- Aye

John Easom- Aye

Carmin V. Breonte- No

Arlene Patire- Aye

Carmin C. Breonte- Aye

Roll call:

Francisco Sanchez Aye

Tony Lio- Aye

Paul Houlis- Aye

John EasomAye

Carmin V. Breonte- Aye

Arlene Patire- Aye

Carmin C. Breonte- Aye

Kathy Rozmus- Aye

Alban Gaba- Aye

357 Midland Avenue (Charles & Maria Bonnano)

Applicant seeks to conver the second floor to two apartments

Kathy Rozmus will be recusing herself and Frank Sanchez will be sitting in

Gary Zalarick- attorney for the applicant

- Current building is retail 1st floor
- Applicant intends to conver the 2nd floor medical office into two (2) one(1) bedroom apartments

John Bryjak
345 Boulevard, Suite 4, Hasbrouck Heights
Sworn in by Beth Calderone

The board will accept him as a professional

- Architect drawings dated November 29, 2023
 - corner of Midland and Belmont Avenue
 - there is a rear door going to the parking lot

Sheet A1.1

- Elevation plan
- Minor alterations will be made

Sheet A2.1

- Floor Plan
- Existing 1st floor there is the entrance off Belmont Avenue, there is an open space, storage, office space, bathroom
- Existing 2nd Floor: access to the stairs, office area A, storage space, hallway leading to laundry space, toilet room, office area B
- Proposed 2nd Floor Plan:
 - o Stairs will be used
 - o Shared cooridor
 - o Unit A: dining/living area, kitchen space, computer room, dinette area, cooridor with bathroom, stackable laundry, bedroom
 - o Unit B: stackable laundry, kitchen, dinette, bathroom, bedroom
- No exterior work will be done
- Parking Layout:
 - o There are eight (8) parking spaces.

Gary Paparozzi stated that for a mixed used they need to have an ADA space.

Gary Zalarick stated that they will review the mixed used parking requirement and if needed they will put an ADA space

Tony Lio asked where they plan on putting the garbage. He also asked if they will put a barrier between them and La Fortaleza

- John Bryjak stated that they can put the refuse area next to the condenser units.

Gary Paparozzi stated that there are some revisions based on the new survey:

- Front setback on Belmont Avenue
- Rear setback
- There are some changes on the zoning chart and removing the two spaces on the property line that need to be done.

Charles Bonanno

Applicant

Sworn in by Beth Calderone

- He is the owner and has owned since 1997 or 1998.
- The clock is going to stay.
- The barrier that he proposes to put between his property and La Fortaleza, he currently put temporary barriers that are fluorescent to put them as a barrier.

Open to the public

Nobody came forward and nobody is in the public, public session closed

Wilfredo Ortiz stated that if the application is approved, the applicant will put an ADA parking space, zoning chart will be updated, refuse area will be placed by the condensers.

Gary Variances

1. Minimum Lot Area
2. Minimum Lot Width
3. Minimum Front Setback Midland Avenue
4. Minimum Front Setback Belmont Avenue
5. Main Building Coverage
6. Total Coverage
7. Minimum SF per dwelling unit

Motion to Approve the Application- Arlene Patire

Second- Francisco Sanchez

Francisco Sanchez- Aye

Tony Lio- Aye

Paul Houllis- Aye

John Easom- Aye

Carmin V. Breonte- Aye- he thinks the application is a good project for the town and good use for the building

Arlene Patire- Aye

Carmin C. Breonte- Aye- he feels that the applicant tried renting it as a retail/office space and could not rent it out and two one-bedroom units will not be detrimental to the area.

Resolutions:

499 Van Bussum Avenue- resolution cannot be approved because we are still waiting for revised documents from the applicants professionals.

256 Lanza Avenue- same as above

108 Dewey Street- same as above

60 Dewitt- Same

23 Frederick Street- same as above

Motion to adjourn- John Easom

Second- Francisco Sanchez

All in favor- aye