

City of Garfield
Garfield Zoning Board of Adjustment
Special Meeting, April 29, 2024

In the matter of:
Public Hearings, Public Comment
April 29, 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- **Absent**
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
Neglia Engineering- Engineer

Reported by Jacqueline Anello, Secretary
April 29, 2024 (Work Session) 7:00pm
Board members reviewed submitted plans for the evening's agenda

GARFIELD ZONING BOARD MEETING CALLED TO ORDER: 7:00PM

(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.

325 Midland Avenue (Snowball Developments)

Kenneth Porro- attorney for the applicant

Anthony Guzzo

Guzzo Architects

608 Ridge Road, Lyndhurst, NJ

Sworn in by Beth Calderone

Architect

- Exhibit A1- Before Renovation RN 1 of 2- front facing area of the building along Midland Avenue, depicting the existing conditions. There is a two-story section of the building, there is a larger piece in the back and as you travel there are several doors, loading docks. There is a small second floor office space.

- They are looking to maintain the existing conditions now and just renovate the space. Currently there is not ADA compliance, and they are looking to make it ADA compliance by adding two ramps.
- Right now, they are taking care of the exterior.
- Exhibit A-2: Rendering of proposed improvements: this is a computer-generated update to show what they plan on doing to the exterior of the space.
- Exhibit A-3: Drawing P5 use floor plan revision date 4/12/24- color coded floor plan to see the current uses. Gray- manufacturing area, orange- warehouse area, blue- gymnastics.

Gary Paparozzi stated that on the gray is the manufacturing is 10,048 SF that is only on the 1st floor?

- Mr. Guzzo stated that the office space was calculated separately.

Brian Ker- owner

- He represents the owner group. Swevel has been there for 30 years and has been producing textiles for exterior furniture use. On the 2nd floor they do final cutting, samples and any finishing touches before it goes to the customers. It is not a retail operation, you can make an appointment as a customer to see some samples.

Guzzo A-4- partial 2nd floor- different portions of the building with a key to indicate what is on the drawing.

- A5: Drawing P2: partial 1st floor plan revised 4/12/2024- lower key shows the shaded area with the loading docks that are going to be closed solid.
- A6: Drawing P3: exterior elevations and partial 1st floor revised 4/12/2024- the front space of the gymnastics, they are adding an ADA ramp to give access to that current space. That overhead door is going to remain.
- A7: Drawing P4: latest revision 4/12/2024 partial 2nd floor plan- southerly side shaded and the northerly side shaded.

Robert Freud

Dynamic Engineering

Engineer

Sworn in by Beth Calderone

Board will accept

- Exhibit A9- survey of the property dated May 5, 2022 shows the properties in question.
- Exhibit A8- take the three (3) lots and consolidate the lots, no changes with the footprint of the building. There are no new variances that are going to be created. Improved parking and circulation. There will be a little outdoor space for the employees to enjoy. They are reducing the bays to four (4).
- They are adding green space to the site on the frontage, within the passenger parking lot there will be several islands with trees and shrubs. They will provide an entirely new lighting with building and pole mounted lighting, all the pole lighting are on the frontage of Midland Avenue.

Arlene Patire asked if any signage will be going. Where is the refuse area?

- Robert Freud stated that the signing will stay the same. There are is a 10'x20' gated area to have separate dumpsters for refuse and recycling.

Gary Paparozzi stated that is he questioning the parking area, he has 68 parking required and the engineer is showing 54.

- Robert Freud stated that he will go by what the city ordinance is and calculations, he will rerun the numbers.

Neglia: existing easements, would any be affected? Need county approval or exemption because Midland Avenue is a county road. Propane tanks?

- Robert Freud stated the easements are there today, there is one that is utility that will not change and the electrical utility will remain the same as well as a drainage easement that will remain the same. The one over the sewage will be redesigned. They will get county approval. The propane tanks have been removed.

Stacy Jensen
Dynamic Traffic
245 Main Street, Chester, NJ
Licensed Engineer
Sworn in by Beth Calderone

- She is the traffic expert and is a project manager.
- They were retained by the applicant to examine the traffic control. They are expecting a net decrease with the demolition of the two dwellings. There were no changes to the current traffic for the current uses.

Carmin V. Breonte asked when exiting the parking, will there be a sign that says no left turn or no right turn.

- Gary Paparozzi stated that the county will have the last say on the signage regarding no left turn or right turn.

Brian Ker stated that the hours are around 7:30am to 3:00pm. The cheerleading studio is around 4:00pm and the weekends when the other are closed. The trucks are going to be turned off when loading and unloading and not parked overnight. Currently a truck needs to stop on Midland Avenue to back into the loading dock on the Southerly side of the property. They are going to eliminate that loading dock for the safety of the public.

Robert Hudak
1955 Route 34, Wall, NJ
Planner
Sworn in by Beth Calderone

Kevin Kane
13 Lincoln Pl, Garfield
Sworn in by Beth Calderone

Lisa Ricci
68 Bogart Avenue, Garfield
Sworn in by Beth Calderone

Alexandra Zelentpekai
152 Sherman Place, Garfield
Sworn in by Beth Calderone

John Serrano
43 Center Court, Garfield
Sworn in by Beth Calderone

Laurie Calvert
408 Grace Avenue, Garfield
Sworn in by Beth Calderone

Frank Romano
33 Williams Street, Garfield
Sworn in by Beth Calderone

Everett Garnto Jr.
51 Jewell Street
Sworn in by Beth Calderone

Joseph D'Angeli
303 Midland Avenue, Garfield
Sworn in by Beth Calderone

Bill Polcari
342 Midland Avenue, Garfield
Sworn in by Beth Calderone

Kerry Perry
48 Midland Avenue, Garfield
Sworn in by Beth Calderone

Dario Valdivia
Sworn in by Beth Calderone

Bolino
Sworn in by Beth Calderone

Rosemarie Williams
21 Garwood Court North
Sworn in by Beth Calderone

Linda Ehrisman
377 Midland Avenue- Belmont Gardens
Sworn in by Beth Calderone

Kristina Chalil
109 Vanwinkle Avenue, Garfield
Sworn in by Beth Calderone

Robert Schultz
Sworn in by Beth Calderone

Richard Rossetti
222 Palisade Avenue, Garfield
Sworn in by Beth Calderone

Nobody else came forward
Public Session Closed

Kenneth Porro

- They are not changing anything, even if they

Conditions: consolidation to lot, signage to remain the same, shade trees, lighting, no overnight parking, truck loading and unloading engines will be off

Gary Paparozzi- variances:

1. Maximum total coverage
2. Parking
3. Density

Engineer needs to revise the zoning chart- he calls for a variance for loading docks, the code says one space should be provided for every 10,000 SF. There is no variance for the loading bays.

Motion to Approve the Application- Tony Lio

Second- Francisco Sanchez

Kathy Rozmus- Abstain

Tony Lio- Aye

Francisco Sanchez- Aye

John Easom- Aye

Carmin V. Breonte- Aye- listening to the residents with the traffic situation, they are not adding they are knocking down, the trucks will not be backing up on the property they will pull in directly, the pedestrians will be a lot safer, they are not adding tenants if they do they need to come back to us. This makes it easier for first responders to enter the property, they are updating the property to make it more appealing to the city.

Arlene Patire- Aye- after looking at the application, she feels bad about the sanctuary, as far as the pedestrians walking on midland avenue especially because of the kids she lives on midland avenue and understands, as far as the traffic it is due to river road construction. As far as putting a time restriction she

Carmin C. Breonte- Aye- the application is a good application, they are knocking down two building and beautifying the area, they are not adding anything that isn't already there, they are removing loading docks.

Application Approved

Resolutions

499 Van Bussum Avenue- Carmin C. Breonte stated on the record that we are unable to vote on the resolution because the applicant did not send in all updated drawings.

256 Lanza Avenue (Henry & Christine Rodzen)

Applicant approved permission to construct a 2.5 story addition to the rear of the existing home, a front addition and a garage in the rear for storage on the property.

Motion to Approve- Carmin V. Breonte

Second- Tony Lio

Kathy Rozmus- Aye

Tony Lio- Aye

Francisco Sanchez- Aye

John Easom- Aye

Carmin V. Breonte- Aye

Arlene Patire- Aye

Carmin C. Breonte- Aye

23 Frederick Street (Tommy Milevski)

Applicant approved permission to construction three (3) townhouses on the property.

Motion to Approve- Arlene Patire

Second- Tony Lio

Kathy Rozmus- Abstain

Tony Lio- Aye

Francisco Sanchez- Aye

John Easom- Aye

Carmin V. Breonte- Aye

Arlene Patire- Aye

Carmin C. Breonte- Aye