

City of Garfield  
Garfield Zoning Board of Adjustment  
Regular Meeting, May 13, 2024

In the matter of:  
Public Hearings, Public Comment  
May 13, 2024

Commencing at 7:30pm

**The Garfield Zoning Board of Adjustment:**

Carmin C. Breonte- Chairman  
Arlene Patire- Vice- Chairwoman  
Carmin V. Breonte- **Absent**  
John Easom- **Absent**  
Paul Houllis- **Absent**  
Kathy Rozmus  
Salvatore Lamendola  
Francisco Sanchez- 1<sup>st</sup> Alternate  
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  
Mateo Luzuriaga, Engineer

Reported by Jacqueline Anello, Secretary  
May 13, 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 April 8, 2024 Minutes-** Tony

Second- Alban  
Kathy Rozmus- Aye  
Salvatore Lamendola- Abstain  
Tony Lio Aye  
Alban Gaba- Abstain  
Francisco Sanchez- Aye  
Arlene Patire- Aye  
Carmin C. Breonte- Aye

**120 Jewell Street (Jorge Fernandez)**  
**Bianca Perrieras- attorney for the applicant**

- This is a 3-family home that they are looking to make into a 5-family.

**Manny Perieras**  
**Pereiras Architects Ubiquitous**  
**1116 Summit Avenue, Union City**  
**Architect**

**Sworn in by Beth Calderone**

- Drawings dated revised 5/9/2024

**Gary Pappozzi** stated the professionals do not have those revised drawings

**Bianca Perieras** stated that she would like to get this matter carried

**Arlene Patire** stated that the city has an ordinance that they if you have a 5-family you cannot get a parking permit from the town.

**Gary Pappozzi** stated that the survey needs to have the offsets. He submitted his letter on March 25, 2024 stating that he needed additional comments.

**Motion to Adjourn September 16, 2024 Meeting-** Arlene Patire

**Second-** Salvatore Lamendola

Kathy Rozmus- Aye

Salvatore Lamendola- Aye

Tony Lio- Aye

Alban Gaba- Aye

Francisco Sanchez- Aye

Arlene Patire- Aye

Carmin C. Breonte – Aye

**\*Application adjourned to the September 16, 2024 Meeting\***

### **Resolutions**

**499 Van Bussum Avenue-** we cannot pass the resolution because they have not submitted updated drawings

**108 Dewey street-** we cannot pass the resolution because they have not submitted updated drawings

**60 Dewitt-** we cannot pass the resolution because they have not submitted updated drawings

**325 Midland Avenue-** we cannot pass the resolution because they have not submitted updated drawings

**357 Midland Avenue (Charles & Maria Bonanno)**

**Motion to approve-** Arlene Patire

**Second-** Tony Lio

Kathy Rozmus- Aye

Salvatore Lamendola- Abstain

Tony Lio- Aye

Alban Gaba- Aye

Francisco Sanchez- Aye

Arlene Patire- Aye

Carmin C. Breonte- Aye

**Motion to Adjourn Meeting-** Tony Lip

**Second-** Alban Gaba

**All in favor-** aye