

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

In the matter of:
Public Hearings, Public Comment
July 8, 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
Paul Houlis
Kathy Rozmus
Salvatore Lamendola
Francisco Sanchez- 1st Alternate
Tony Lio- 2nd Alternate
Alban Gaba- 3rd Alternate- **Absent**
Daniel Rigoglioso- 4th Alternate- **Absent**

Appearance:

?, Attorney

Beth Calderone, Certified Court Reporter
Gary Paparozzi, Board Planner

Reported by Jacqueline Anello, Secretary
July 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 June 10, 2024 Minutes- Paul Houlis

Second- Francisco Sanchez

Kathy Rozmus- Abstain
Salvatore Lamendola- Abstain
Paul Houlis- Aye
John Easom- Aye
Francisco Sanchez- Aye
Arlene Patire- Aye
Carmin C. Breonte- Aye
Minutes Approved

25 Shaw Street (PLJ Property Management, LLC)

Gary Zalarick- attorney for the applicant

- They are asking for an adjournment because they received a call from the applicant's planner this morning

Carmin C. Breonte stated that our agenda is full for the next two months, the earliest we can get this heard is the October 14, 2024 meeting.

Motion to Adjourn this to the October 14, 2024 Meeting- John Easom

Second- Francisco Sanchez

Kathy Rozmus- Aye

Salvatore Lamendola- Aye

Paul Houllis- Aye

John Easom- Aye

Francisco Sanchez- Aye

Arlene Patire- Aye

Carmin C. Breonte- Aye

Application adjourned to the October 14, 2024 Meeting

Audience that was attendance at the meeting:

Paul Zito- 17 Shaw Street

Jariosaw Podczerwisci- 38 Shaw Street

Barbara & Michael Pasterack-

Irene Luca- 22 Shaw Street

Margaret Paroby- 68 Union Street

15 Monroe Street (

Gary Zalarick- attorney for the applicant

- Applicant is looking to construct a 1-family dwelling on a vacant lot

James Mastronardy

18 Malburn Drive, Clark, NJ

Engineer- the board will accept

Sworn in by Beth Calderone

- The lot has always been 25' x 112.5'
- There was a building there that burnt down.
- Taking the rear 1/2 and putting it into a seepage pit, the rest of the house would go to the front yard.
- The air conditioning units will be in the rear of the house under the landing.
- There would only be single garbage cans and recycling cans, no dumpsters since it is only a single-family home. They can put them in the rear of the property.
- Parking: they are proposing two (2) parking spaces. One in the garage and one in the driveway and according to RSIS two are required.
- Neglia Report:
 - o Conditions can be met if the board looks favorably upon the application.
- Lighting: there is lighting on the front of the house and on the back porch, there is nothing on the sides

Thomas Solfaro asked why they are only mitigating 1/2 of the property and not the entire property.

- James Mastronardy stated that it is a very flat lot, right now some of the water goes to the sides and front. The roof will expedite the flows and take it to the down spouts.

Thomas Solfaro stated that his recommendation to the board would be to mitigate the entire structure.

- James Mastronardy stated that they will amend the plans to mitigate the entire square footage of the structure.

Arlene Patire asked if these owners were the owners of the six (6) units that were there.

- Gary Zalarick stated that they are not the original owners, they purchased the property.

Carmin C. Breonte asked what type of fence would be put around the property. Will sidewalks and curbs be replaced.

- Gary Zalarick stated that they will install a vinyl fence 4 feet in the rear. If required, the sidewalks and curbs will be replaced.

Open to the Public

Nobody came forward, public session closed.

Gary Paparozzi- variances

1. Minimum lot area- pre-existing
2. Minimum lot width- pre-existing
3. Minimum SF per dwelling unit- pre-existing
4. One side setback
5. Both side setback
6. Main building coverage
7. Maximum total coverage
8. Maximum building height

Salvatore Lamendola asked

Chirag Tailor- applicant

Sworn in by Beth Calderone

- 50% owner of Tailor Brothers LLC
- He is a developer, he purchased properties renovates them and sells them.
- His intention is to construct the property and sell

Motion to Approve the Application- Arlene Patire- there is nothing else that can be done to this property, there is no more land around the property, they will add more seepage pit.

Second- John Easom

Kathy- Aye

Sal- Aye

Paul- Aye- He agrees, it has been vacate for more than 15 years, he agrees with the water runoff adding more seepage

John- Aye

Frenchie- Aye- he agrees as well, it is an eyesore right now

Arlene- Aye

Carmin c- Aye- it is an undersized lot, with the main building coverage due to the size of the lot.

They met the front and rear setbacks and the parking

Application Approved

Resolutions:

499 Van Bussum Avenue

Thomas Solfaro & Gary Paparozzi stated they are in compliance

Motion to approve- Paul subject to escrow being sufficient

Second- Francisco

Kathy- Abstain

Sal- Abstain

Paul- Aye

John- No

Frank- Aye

Arlene- Aye- she agrees with John but everything is current in this case

Carmin C- Aye- he spoke with the professionals, everything is current, there is an outstanding balance.

108 Dewey Street

Thomas Solfaro stated that engineering is delinquent

Gary Paparozzi stated that planner is sufficient

Carmin C. Breonte stated that at this time we will not approve the resolution because the applicants professionals have not provided our professionals with their documents

170 River Drive

Carmin C. Breonte stated that part of the resolution was for the owner to remove storage units from the parking lot and as of now we have not received a response from the owner so we will not be voting on the resolution.

Motion to adjourn- john

Second- sal

All in favor- aye