

City of Garfield
Garfield Zoning Board of Adjustment
Regular Meeting, September 16, 2024

In the matter of:
Public Hearings, Public Comment
September 16, 2024

Commencing at 7:30pm

The Garfield Zoning Board of Adjustment:

Carmin C. Breonte- Chairman
Arlene Patire- Vice- Chairwoman
Carmin V. Breonte- **absent**
John Eason
Paul Houllis
Kathy Rozmus
Salvatore Lamendola
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

Reported by Jacqueline Anello, Secretary
September 16, 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 July 8, 2024 Minutes- Frank
Second- John Eason
Kathy Rozmus- Aye
Tony Lio- Abstain
Paul Houllis- Aye
John Eason- Aye
Francisco Sanchez- Aye
Arlene Patire- Aye
Carmin C. Breonte- Aye

142-144 Division Avenue

Wilfredo Ortiz stated that after multiple discussions with the attorney, the attorney is going to ask for an adjournment until they hear from DEP for further information.

452 Grace Avenue

Gary Zalarick- Attorney for the applicant

Thomas G. Stearns III Sworn in by Beth Calderone

144 Jewell St, Garfield, NJ

Engineer

- Plans dated March 20, 2024 with no revisions
- Existing:
 - 6,650 SF lot (1.35 acre)
 - older dwelling in the middle of the lot
 - there are two (2) curb cuts in the front. One where the driveway is currently.
 - there is a shed in the back
 - paver walkway
 - R1 zone
- Proposed:
 - three (3) story two family dwelling
 - two driveways
 - off center duplex
 - the current owner is going to occupy the dwelling on the right side which is the larger unit
 - the left unit will be a rental unit
 - left unit has a one car garage and one car driveway
 - both units will have a deck
 - the right unit will have a balcony on the third level
 - two seepage pits will be placed in the back and will hold all the runoff from the roof

Afshan Vandel

Architect

Sworn in by Beth Calderone

- drawings dated May 1, 2024
- right unit:
 - 1st level
 - two car garage
 - foyer
 - half bathroom
 - elevator
 - 2nd level
 - large home office
 - family area
 - living area
 - dining area
 - kitchen
 - deck
 - elevator
 - 3rd floor:
 - two bedrooms
 - master suite
 - deck

- common bathroom for the other two bedrooms
- laundry area
- left unit:
 - 1st floor
 - 1 car garage
 - office
 - half bathroom
 - 2nd floor:
 - living room
 - dining area
 - breakfast area
 - kitchen
 - deck
 - 3rd level
 - 3 bedrooms
 - 1 bathroom for the master suite
 - laundry
 - common bathroom for the other two bedrooms

Arlene Patire asked where the air conditioning units will be placed and the garbage

- Thomas Stearns stated that AC condensers will be in the right and left corners and the garbage, they do have some room on the side of the house for the refuse and recycling.

Thomas Stearns stated that they currently have two lots that will be merged into one lot.

Carmin C. Breonte stated that their biggest area is the main level, that the office, family area will not be used as bedrooms.

- Gary Zalarick stated that each unit has three (3) bedrooms and will only have three (3) bedrooms.

Gary Zalarick stated that the house that is currently there was the owners parents house, she is going to knock down the house and build a home that she is going to spend the rest of her life in.

Open to the public

Nobody came forward

Variances:

1. Minimum Lot Area
2. Minimum Lot Width
3. Front Setback
4. Rear Setback
5. Side Setback for One
6. Side Setback for Two
7. Maximum Building Coverage
8. Total Coverage
9. Maximum Building Height
10. SF per Dwelling Unit

Gary Paparozzi stated the only condition that needs to be there is that the parking space to be removed because it is blocking the front entrance of the rental unit side.

Wilfredo Ortiz stated that the other condition is that each unit will only have three (3) bedrooms and that the parking space be removed from the rental unit (left side), but there will still be two parking spaces, one in the garage and one behind

Motion to Approve- Arlene Patire- looking at the application there are a lot of variances, but taking down a 100 year old house she understands why and believes it is a good application
Second- John Easom- he thinks it is a great project with great curb appeal and seeing generations continue to live in garfield

Kathy Rozmus- Aye

Tony Lio- Aye- he likes that she is staying in garfield and a beautiful project

Paul Houllis- Aye- building that is coming down is very old, the elevator he understands she does not need to walk up and down the stairs,

John Easom- Aye

Francisco Sanchez- Aye

Arlene Patire- Aye

Carmin C. Breonte- Aye- it is in an R1 zone, the property is undersized on the depth which brings hardship together, but the variances are minimal and will not be detrimental.

Application Approved