

City of Garfield
Garfield Zoning Board of Adjustment
Regular Meeting, January 13, 2025

In the matter of:
Public Hearings, Public Comment
January 13, 2025

Commencing at 7:30pm

The Garfield Zoning Board of Adjustment:

Carmin C. Breonte- Chairman- **Absent**
Arlene Patire- Vice- Chairwoman
Carmin V. Breonte
John Easom
Paul Houllis-
Kathy Rozmus
Salvatore Lamendola
Francisco Sanchez- 1st Alternate- **Absent**
Tony Lio- 2nd Alternate- **Absent**
Danielle Marcello- 3rd Alternate-
John Czujko- 4th Alternate

Appearance:

William Fenwick., Attorney
Beth Calderone, Certified Court Reporter

Reported by Jacqueline Anello, Secretary
January 13, 2025 (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 Vice Chairwoman Arlene Patire PUBLIC LAW 1975 CHAPTER 231
"OPEN September 23, 2019, Council Chambers, City Hall Commencing at 7:30pm.

Motion to Approve the December Minutes- Carmin V. Breonte

Second- Kathy Rozmus
Kathy Rozmus- Aye
Salvatore Lamendola- Aye
Danielle Marcello- Abstain
Paul Houllis- Aye
John Easom- Aye
Carmin V. Breonte- Aye
Arlene Patire- Aye

Motion to Approve the January 5, 2025 Reorganization Minutes- Paul Houllis

Second- Salvatore Lamendola
Kathy Rozmus- Aye
Salvatore Lamendola- Aye
Danielle Marcello- Abstain

Paul Houlis- Aye
John Easom- Aye
Carmin V. Breonte- Aye
Arlene Patire- Aye

12 Dewey Street

Applicant withdrew the application

63 Midland Avenue

The applicant withdrew the application

33 Cedar Street

Jacob Soloman
14-25 Plaza Road
Fair Lawn, NJ
Sworn in by Beth Calderone

Gary Paporozzi- a survey was required to come with the application, the engineer that did the survey was not licensed to do the survey. He asked for the survey back in December and never received any.

Arlene Patire our professionals asked for it and everything needs to be given in a timely manner. The next available meeting is April 14, 2025. Our agenda is full for February and March already.

Motion to Adjourn to the April 14, 2025 Meeting- John Easom

Second- Salvatore Lamendola

Kathy Rozmus- Aye

Salvatore Lamendola- Aye

Danielle Marcello- Aye

Paul Houlis- Aye

John Easom- Aye

Carmin V. Breonte- Aye

Arlene Patire- Aye

33 Cedar Street will be adjourned to the April 14, 2025 Meeting

Resolutions:

Reorganization

Motion- Carmin V. Breonte

Second- Kathy Rozmus

All in Favor- Aye

Motion to Adjourn Meeting- Carmin V. Breonte

Second- Paul Houlis

All in favor- Aye