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STATE OF NEW JERSEY COUNTY OF BERGEN
CITY OF GARFIELD
GARFIELD ZONING BOARD OF ADJUSTMENT
COUNCIL CHAMBERS

IN THE MATTER OF:
PUBLIC HEARINGS, PUBLIC COMMENT
MONDAY, APRIL 14, 2025

COMMENCING AT 7:30 PM

BEFORE: The GARFIELD ZONING BOARD
OF ADJUSTMENT

MEMBERS PRESENT:

CARMIN C. BREONTE, Chairman
ARLEN PATIRE, Vice Chairwoman
CARMIN V. BREONTE
JOHN EASOM
PAUL HOULIS
KATHY ROZMUS
SALVATORE LAMENDOLA
TONI LIO, 2nd Alt.

MEMBERS ABSENT
F. SANCHEZ, 1st Alt.
D. MARCELLO, 3rd Alt.
J. CZUJKO, 4th Alt.

ALSO PRESENT:

WILLIAM FENWICK, ESQ.,
Attorney to the Board

GARY PAPAROZZI, Board Planner

MINUTES PREPARED BY:
BETH CALDERONE
CERTIFIED COURT REPORTER
75 Ottawa Avenue
Hasbrouck Heights, NJ 07604
(201) 982-5157
Email-Calderone2000@aol.com

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APRIL 14, 2025

GARFIELD ZONING BOARD OF ADJUSTMENT
PUBLIC MEETING CALLED TO ORDER

CHAIRMAN CARMIN C. BREONTE called the regular public meeting of the Garfield Zoning Board of Adjustment Meeting to order on April 14, 2025, reading the Sunshine Law according to the Open Public Meeting Act @7:30 PM.

FLAG SALUTE

MEETING MINUTES OF MARCH 10, 2025

Motion offered by J. Easom to accept minutes as written, Second by P. Houlis
ROLL CALL BY VICE CHAIRWOMAN PATIRE

Chairman C. Breonte: Aye
Arlene Patire: Abstained
Carmine V. Breonte: Aye
John Easom: Aye
Sal Lamendola: Aye
Kathy Rozmus: Aye
Paul Houlis: Aye
MINUTES APPROVED

RESOLUTION:
131 Jewel Street
131 Jewel Street, LLC

Motion to approve the Resolution as written, offered by J. Easom, second By K. Rozmus
ROLL CALL BY VICE CHAIRWOMAN PATIRE

Chairman C. Breonte: Aye
Arlene Patire: Abstained
Carmine V. Breonte: Aye
John Easom: Aye
Sal Lamendola: Aye
Kathy Rozmus: Aye
Paul Houlis: Aye

APPROVED AS WRITTEN

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APPLICATION WITHDRAWN
124 Schley Street
185 Jackson, LLC

Applicant is seeking to construct three new townhouses, each with three bedrooms. Applicant withdrew their application request for hearing. Members of the public were made aware that the application was withdrawn and if applicant goes forward, New Notice is required

APPLICATION
382 River Drive
JD Consulting Group, LLC

Applicant seeks to alter existing structure and construct 2nd floor addition for commercial rental units within the existing building.

Information was requested of the applicant to deem application complete. As of April 14, 2025, no requested information was provided for review.

New Notice to the Public, with new date, will be required for hearing.

Audience member expressed concern about on-going demolition on the property.

Motion to approve the adjournment with new Notice request offered by A. Patire, second by K. Rozmus.

ROLL CALL BY VICE CHAIRWOMAN PATIRE
Chairman C. Breonte: Aye
Arlene Patire: Aye
Carmine V. Breonte: Aye
John Eason: Aye
Sal Lamendola: Aye
Kathy Rozmus: Aye
Paul Houllis: Aye
(APPROVED)

NEW PUBLIC NOTICE IS REQUIRED

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APPLICATION:
33 Cedar Street
SLAWOMIR PUZIO

Applicant is seeking to demolish an existing one-family home and construct a duplex

Jacob Solomon, Architect, on behalf of the applicant.

Jhony Ardoleda, applicant, an owner of the property.

It was determined by the Board Attorney, Mr. Fenwick, that the application is deemed defective. Owner's names of the property were not listed on the application. The property being owned by an LLC, this application/LLC will need to be represented by Counsel. Application is defective in listing the names of the owners.

Motion offered by J. Eason to adjourn the application, re-apply and re-notice with the requested information. Second by P. Houlis
ROLL CALL BY VICE CHAIRWOMAN PATIRE

Chairman C. Breonte: Aye
Arlene Patire: Aye
Carmine V. Breonte: Aye
John Eason: Aye
Sal Lamendola: Aye
Kathy Rozmus: Aye
Paul Houlis: Aye
(Adjournment Approved)

Audience members expressed concerns about the narrowness of the property, the street, and lack of parking.

NO FURTHER BUSINESS BEFORE THE
ZONING BOARD OF ADJUSTMENT, MEETING ADJOURNED @7:55
by UNANIMOUS VOTE