

City of Garfield  
Garfield Zoning Board of Adjustment  
Regular Meeting, May 12, 2025

In the matter of:  
Public Hearings, Public Comment  
May 12, 2025

Commencing at 7:30pm

**The Garfield Zoning Board of Adjustment:**

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

**Appearance:**

William Fenwick., Attorney  
Neglia Engineering  
Beth Calderone Certified Court Reporter

Reported by Jacqueline Anello, Secretary  
May 12, 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 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 14, 2025 Minutes-** Tony Lio  
**Second- Carmin V**

Kathy Rozmus- Aye  
Salvatore Lamendola-Aye  
Tony Lio- Aye  
John Easom- Aye  
Carmin V. Breonte- Aye  
Arlene Patire- Aye  
Carmin C. Breonte- Aye  
\*Minutes Approved\*

**475 Macarthur Avenue**

Gary Zalarick- attorney for the applicant

Gary Zalarick- this application was on two months ago and they were deciding whether it is res judicata application, they obtained a planner to argue that it is not res judicata.

Gary Paparozzi stated that he needs a report from their planner before it is heard again.

William Fenwick read into the record regarding the res judicata determination. If they have anything from the contrary as he stated at the last meeting that everything be submitted to him. Gary Paparozzi stated that municipal land use law stated that "ownership does not matter in res judicata".

Motion to Adjourn this to the July 14, 2025 Meeting- Tony

Second- John Easom

Kathy Rozmus- Aye

Sal Valtore - Aye

Tony Lio- Aye

John Easom- Aye

Carmin V. Breonte- Aye

Arlene Patire- Aye- she would like to put a restriction that

Carmin C. Breonte- Aye

\*All paperwork and reports need to be submitted to the board professionals, if they do not receive the paperwork and/or reports it will not be heard and it will be dismissed\*

### **381 Van Bussum Avenue**

Applicant is seeking to convert the existing one-family dwelling into a two-family dwelling

**Gary Zalarick- attorney for the applicant**

**Gary Paparozzi stated that there are several issues**

1. Bathroom was supposed to be removed
2. Countertop was supposed to be removed
3. There was a wall that was between two rooms that was supposed to be removed and it was not removed
4. They asked that no bedroom be on the floor where there is a proposal to put the bedroom

Motion to Adjourn to the August 11, 2025 Meeting- Tony Lio

Second- Kathy Rozmus

Kathy Rozmus- Aye

Salvatore Lamendola- Aye

Tony Lio- Aye

John Easom- Aye

Carmin V. Breonte - Aye

Arlene Patire- Aye

Carmin C. Breonte- Aye

\*Application adjourned to the August 11, 2025 Meeting\*

### **9 Madonna Place**

Applicant is seeking to demolish existing garage and construct

Kathy Rozmus needs to recuse, Danielle Marcello will be sitting in

**Gary Zalarick- attorney for the applicant**

**Thomas G. Stearns III**

**144 Jewell Street, Garfield, NJ**

**GB Engineering**

## Engineer

### Site plan dated November 13, 2024

- Westerly side of Madonna Place
- Proposing to knock down the garage and construct a 900 SF one-family dwelling
- There is a proposed driveway in the front, they are going to widen the curb cut to 12 feet. It will be 1-car wide driveway and 1-car garage
- There is a proposed deck in the rear
- In the front there is a porch and a walkway to the driveway
- Currently no runoff onsite, they are proposing to store the entire building in a seepage pit. Drainage calculations were submitted. The driveway is slightly pitched and the water will be caught in a trench
- Parking: proposing a 3-bedroom unit, they have 1-garage space and 1-driveway space
- Variances:
  - o Front setback- variance
  - o Rear setback- they comply
  - o Side yard setback- variance
  - o Side yard setback both- variance
  - o Building coverage- variance
  - o Building height- variance
  - o SF per dwelling unit- variance
- The wall is going to remain, they will assess the wall and will add it on the site plan
  - o Board engineer stated that if the wall is going to remain they need a certified letter stating that the wall is safe to stay.
  - o Mr. Zalarick stated that the applicant will replace the wall with a new wall
- Board Engineer stated that Note #14 on Mr. Stearns III plan stated two-family, it needs to be revised to one-family
- Mr. Paparozzi stated that the dimensions on the architectural plans are different than Mr. Stearns III plans they need to be the same.
- Board Engineer stated that they are proposing a sump pump, explain
  - o Mr. Stearns III stated that they propose a sump pump in the garage in the event that the seepage pit fails to prevent water, they can put a pop-up drain in the back
  - o Board Engineer stated that it needs to be shown on the plans
- Mrs. Patire asked about lighting
  - o Mr. Stearns III stated they are going to put a motion sensed light over the garage and by the rear deck. They will show it on the plans

### Architectural Testimony:

Garage/Ground Level: there is a door that enters from the garage into the ground level.

Tony Lio stated that one of the windows in the back of the property be an egress window

- Mr. Zalarick stated that if they aren't already they will be

### Kudron

- Applicant
- Sworn in by Beth Calderone
- He owns the property with his wife
- He is a builder and plans to develop it construct a one-family home and then sell it

Open to the public

Nobody came forward, public session closed

Gary Paparozzi- Variances

Two pre-existing

1. Minimum lot area
2. Minimum lot width
  
1. Front setback
2. Side yard setback
3. Side yard setback both
4. Maximum building coverage
5. Maximum total coverage
6. Maximum building height
7. Maximum building height in feet
8. SF per dwelling unit

William Fenwick- Conditions

1. No spillage on lighting
2. Retaining wall on the side of property is required to be replaced
3. Plans will be corrected to reflect that it is a one-family and the feet
4. Motion censored light over the garage
5. Light over the back deck
6. Back of the first story window will be an egress window
7. The sump pump will be removed from the plans
8. If the sidewalks and curbing are in bad condition, they will be replaced

Motion to Approve the Application- Tony Lio- Even though there are 8 variances, they are calm for an undersized lot and he always hated the 25'x100' lots, the most important variance is the height, and it is not a lot over only 1.3%. The adjacent property is about 25' from the neighboring house. With all the conditions involved, he is good to go

Second- Carmin V. Breonte- he believes it is a good application and is better than a garage being there.

Danielle Marcello- Aye

Salvatore Lamendola- Aye

Tony Lio- Aye

John Easom- Aye

Carmin V. Breonte- Aye

Arlene Patire- Aye- it is going to look very pretty in that neighborhood

Carmin C. Breonte- Aye- he believes it will be an improvement to the area.

Motion to Adjourn Meeting- Carmin V. Breonte

Tony Lio- second

All in favor- aye