

City of Garfield  
Garfield Zoning Board of Adjustment  
Regular Meeting, June 9, 2025

In the matter of:  
Public Hearings, Public Comment  
June 9, 2025

Commencing at 7:30pm

**The Garfield Zoning Board of Adjustment:**

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

**Appearance:**

Randy Pearce ., Attorney  
Neglia Engineer  
Beth Calderone Certified Court Reporter

Reported by Jacqueline Anello, Secretary  
June 9, 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 May 12, 2025 Minutes-** Tony Lio

**Second- Carmin V.**

Tony Lio- Aye  
John Easom- Aye  
Danielle Marcello- Aye  
Carmin V. Breonte- Aye  
Carmin C. Breonte- Aye

\*Minute approved with one correction that Tony Lio was marked absent

**Garwood Court & Ray Street**

**Gary Zalarick- attorney for the applicant**

- There was a zoning board application that was filed, they were told to notice for the June meeting. This application was now being transferred to the Planning Board. They will get new notices when it is on before the planning board.

**Carmin C. Breonte** stated that this will be before the planning board since it is a subdivision.

### **213 Division Avenue**

Gary Zalarick- attorney for the applicant

Carmin C. Breonte stated to Mr. Zalarick that the board does not have a quorum tonight

Gary Zalarick stated that he would like to request an adjournment

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

Second- Carmin V. Breonte

Tony Lio- Aye

John Easom- Aye

Danielle Marcello- Aye

Carmin V. Breonte- Aye

Carmin C. Breonte- Aye

\*213 Division Avenue has been adjourned to the August 11, 2025 Meeting\*

### **33 Cedar Street**

Gary Zalarick- attorney for the applicant

- He would like to request an adjournment

Motion to adjourn to the August 11, 2025 meeting- Tony Lio

Second- Danielle Marcello

Tony Lio- Aye

John Easom- Aye

Danielle Marcello- Aye

Carmin V. Breonte- Aye

Carmin C. Breonte- Aye

### **158 Lincoln Avenue**

Carmin C. Breonte stated that this application is incomplete and they will need renounce

Motion to Adjourn to future date with renotices- Tony Lio

Second- John Easom

Tony Lio- Aye

John Easom- Aye

Danielle Marcello- Aye

Carmin V. Breonte- Aye

Carmin C. Breonte- aye

Resolution

9 Madonna Place

Motion to Approve- Danielle Marcello

Second- Carmin V. Breonte

Tony Lio- Aye

John Easom- Aye

Danielle Marcello- Aye

Carmin V. Breonte- Aye

Carmin C. Breonte- Aye

Motion to Adjourn Meeting- Tony Lio

Second- John Easom

All in favor- aye