

PLANNING BOARD, CITY OF GARFIELD
MINUTES OF THE REGULAR MEETING
Conducted on July 24, 2025

The Regular Meeting was called to order by Vice Chairman Tamweber at 7:07 p.m. who thereupon read the statement required by the Open Public Meeting Act. Secretary called the roll.

ROLL CALL:

Mayor Everett Garnto
Deputy Mayor Kevin Kane
Vice Chairman John Tamweber
James Clark
Costantino Conte
Fasil Khan
Suny Mellawa, 1st Alternate
Gerald Walis, 2nd Alternate

Absent:

Chairman James Kovacs
Michael Garcia

Others present were:

Alyssa Cimino, Esq., Attorney of the Planning Board
Eileen Boland, Planning Board Engineer
Lyndsay Knight, Planning Board Planner
Beth Calderone, Certified Court Reporter

(Flag Salute)

SUNSHINE LAW: Read by Chairman James Kovacs
PUBLIC LAW 1975 CHAPTER 231 "OPEN PUBLIC MEETING ACT" PUBLIC
HEARING: November 21, 2024 Council Chambers, City Hall Commencing at 7:00 p.m.

New Business

1. Hearing on application for Minor Subdivision Approval and Minor Site Plan Approval for property known as Block 203.01, Lot 50.01, as shown on the Official Tax Map of the City of Garfield, more commonly known as Ray Street & Garwood Court East, Garfield. Gary Zalarick, Esq. appeared on behalf of the applicant.

Harry Tuvel, Engineer – sworn. Mr. Tuvel testified that the property consists of vacant land which is a total of 54,557 sq. ft. The applicant is proposing that the property be divided into 3 one-family lots. No variances are required. In order to comply with the City ordinances 5,000 sq. ft. is required. The proposed first lot is 22,100 sq. ft., the second proposed lot is 22,141 sq. ft. and the third proposed lot is 10,318 sq. ft.

Mayor Garnto asked about a sanitary easement running between lots 29 & 28 on Center Court. Another drawing shows it between lots 28 & 27. Where is the correct location of the easement.

Mr. Tuvel testified that it is between lots 28 & 27.

Mayor Garnto asked if the one-family buildings will look like the other houses in neighborhood.

Mr. Zalarick testified that houses will conform to the City ordinances. They would have 12 ft. on one side, 10 ft. on the other side, 25 ft. in front, and no higher than 27 ft.

Ms. Boland asked if the applicant could show the buildings conceptually with a zoning table so that there is a comfort level that will be conforming.

Mr. Zalarick testified that they will stipulate that it has to be conforming.

Ms. Knight stated that even if it is conforming, the plans will usually show the setbacks on the Site Plan. It helps to show that a building is even constructable and to see the outline of the building that will be constructed. We would like to see conceptual plans.

Mr. Zalarick testified that conceptual plans will be provided.

Mayor Garnto asked if the applicant has a drainage plan and tree protection plan for the property.

Mr. Zalarick testified that they do not because this is just a subdivision. The building plans are not submitted yet. That would be addressed when the building plans are submitted.

Mayor Garnto asked if the applicant checked if the roads, water and sewer can handle three additional residential homes in that area.

Mr. Zalarick testified that if the City has an issue with that, when they pull the building permit, they would inform the applicant if it was needed. A traffic study would not be needed because it is 3 conforming lots.

Mayor Garnto asked for confirmation if there are any utility lines or access passes underground since there was a railroad on the land previously.

Mr. Zalarick testified that they do not know because extensive studies are not really warranted for a subdivision that requires no variances.

Mayor Garnto asked what the timeline is for completion of construction.

Mr. Zalarick testified that he does not know how long the construction will take.

Mayor Garnto stated that because it was a former railroad site that may have soil contamination, an environmental test will be required to be sure it is safe before digging or building.

Mr. Zalarick testified that that is not a problem.

Deputy Mayor Kane asked if the applicant provided that no right of way or easement from the former railroad remains on the title for this property.

Mr. Zalarick testified that the title company has issued a title binder which will ensure the transfer of the property not subject to any objections.

Deputy Mayor Kane asked if an environmental plan was submitted with this application.

Mr. Zalarick testified that an environmental plan would need to be submitted for each one of the buildable lots.

Vice Chairman Tamweber asked if this application is granted, do they plan on selling the property to someone else.

Mr. Zalarick testified that there is a buyer for all 3 single family lots. The buyer is planning to develop one lot to live in and hasn't decided as of yet on the other lots.

The Vice Chairman asked if anyone from the public wanted to come forward regarding this application.

Brett Anastos, 8 Garwood Court North from the public stated that there is already a problem with the sewer line and additional construction will make it worse. In addition, there is already a parking problem.

Monica Pitynski, 27 Center Court from the public asked if her property would be destroyed when the new houses are built. Also, there are wells under the property.

Mr. Zalarick testified that the new houses would not destroy neighboring property and the builders will perform studies before construction begins.

Bernard Gustanson, 40 Center Court from the public is concerned about the size of the new houses, shortage of street parking and traffic volume. Mr. Gustanson would like a speed bump installed.

Sophie Dul, 12 Garwood Court North from the public is concerned about flooding, shortage of street parking.

Antonina Pruzynski, 32 Garwood Court South from the public is concerned about traffic volume and shortage of street parking.

Katherine Ristoski, 4 Garwood Court from the public is concerned about the safety issue and the environmental issues and flooding. Her driveway is sometimes blocked by cars dropping off or picking up children from the school.

De Rose, 31 Center Court from the public is concerned about vans taking street parking spaces. She would like to see a park on the property.

Bernadette Welch, 36 Garwood Court North from the public is concerned about the property being contaminated and the sewer is already a problem.

Dorothy Dul, 24 Garwood East from the public is concerned that all of the trees will be removed, shortage of street parking, and high volume of traffic.

Gregory Popek, 64 Garwood Court North from the public is concerned about the flooding and street parking.

Gordon Smith, 3 Garwood Court North from the public is concerned about the lack of parking for the teachers that was not included when the school was built is causing a shortage of street parking for residents.

The Vice Chairman asked if anyone else from the public wanted to come forward.

The Vice Chairman stated that no one else from the public came forward.

Motion to close the public session.

Moved: James Clark
Second: Deputy Mayor Kane

Mayor Everett Garnto, Jr. – Aye
Deputy Mayor Kevin Kane - Aye
Vice Chairman John Tamweber – Aye
James Clark - Aye
Costantino Conte – Aye
Fasil Khan – Aye

Motion Approved.

Mr. Zalarick stated that he would postpone his closing remarks until the next meeting.

Ms. Boland and Ms. Knight asked if the applicant could provide an environmental mapping for the sites in addition to the conceptual plan for the next meeting.

Mr. Zalarick confirmed that they will provide these items.

Motion to carry application to August 28, 2025 meeting.

Moved: Deputy Mayor Kevin Kane
Second: Michael Garcia

Mayor Everett Garnto, Jr. – Aye
Deputy Mayor Kevin Kane - Aye
Vice Chairman John Tamweber – Aye
James Clark - Abstain
Michael Garcia - Aye
Costantino Conte – Aye
Fasil Khan – Aye

Motion Approved.

The Vice Chairman asked for a motion to approve the Regular meeting minutes from the meeting held on June 26, 2025.

Motion to approve the Minutes of the Meeting held on June 26, 2025.

Moved: Deputy Mayor Kevin Kane
Second: Mayor Everett Garnto, Jr.

Mayor Everett Garnto, Jr. – Aye
Deputy Mayor Kevin Kane - Aye
Vice Chairman John Tamweber – Aye
James Clark - Aye
Costantino Conte – Aye
Fasil Khan – Aye
Motion Approved.

The Vice Chairman asked for a motion to close the meeting.

Motion to close meeting.

Moved: Deputy Mayor Kevin Kane
Second: Vice Chairman John Tamweber

Mayor Everett Garnto, Jr. – Aye
Deputy Mayor Kevin Kane - Aye
Vice Chairman John Tamweber – Aye
James Clark - Aye
Costantino Conte – Aye
Fasil Khan – Aye
Motion Approved.

Respectfully submitted,

Alyssa Cimino
Planning Board Attorney

Approved at the meeting on August 28, 2025.

ALYSSA CIMINO
Planning Board Attorney