

**PLANNING BOARD, CITY OF GARFIELD**  
**MINUTES OF THE REGULAR MEETING**  
**Conducted on September 25, 2025**

The Regular Meeting was called to order by Chairman James Kovacs at 7:00 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  
Chairman James Kovacs  
Vice Chairman John Tamweber  
Michael Garcia  
Costantino Conte  
Fasil Khan  
Suny Mellawa, 1<sup>st</sup> Alternate  
Gerald Walis, 2<sup>nd</sup> Alternate

Absent:

James Clark

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.

**Old Business**

1. Continuation of 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.

Mr. Zalarick gave his closing summary regarding this application. Mr. Zalarick stated that the property consists of vacant land which is a total of 54,557 sq. ft. and is located in an R1 zone. He argued that the application is a matter of right subdivision into 3 separate single family lots and are three conforming lots that does not require variances. He argued that the City ordinance is 50 ft. x 100 ft. in an R1 zone and 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.

Ms. Boland stated that at the last meeting the professionals asked for an environmental mapping and conceptual plans.

Mr. Zalarick stated that he believes that Ms. Knight went on the DEP website and resolved that issue at the last meeting.

Ms. Cimino stated that according to the Minutes from the last meeting, Ms. Boland and Ms. Knight asked if the applicant could provide an environment mapping for the sites in addition to the conceptual plan for the next meeting. Mr. Zalarick confirmed that he would provide these items.

Ms. Boland stated that their most recent letter asks about major versus minor subdivision. It's listed as a minor subdivision but the City ordinance states that a major subdivision is three lots or more. Also, if this application was approved, if there is a substantial change, more than a single family per lot, it would have to be brought before the Planning Board versus the Zoning Board.

Mr. Zalarick stated that they agreed.

**Motion to open the public session.**

Moved: Mayor Everett Garnto

Second: Michael Garcia

Mayor Everett Garnto – Aye

Deputy Mayor Kevin Kane – Aye

Chairman James Kovacs - Aye

Vice Chairman John Tamweber – Aye

Michael Garcia - Aye

Costantino Conte – Aye

Fasil Khan – Aye

**Motion Approved.**

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

Nancy Sclafani, 7 Center Court from the public stated that the real estate company sells industrial space & commercial properties. How was this property listed?

Mr. Zalarick testified that the property is owned by that development but it is going to be sold to developers to build 3 one-family homes.

Ms. Sclafani asked where exactly the houses would be on the lots.

Thomas Stearns III, Engineer – sworn. Proposed lot 34.01 which fronts on Ray Street is 442 ft. deep and 50 ft. wide. Another proposed lot fronts on Garwood Court East is approximately 380 ft. deep and 50 ft. wide. The third lot is proposed lot 145 which is on the easterly side of Garwood Court East is approximately 195 ft. deep and 50 ft. wide.

Ms. Sclafani stated that she is worried about flooding.

Mr. Stearns testified that they will have to comply with the City Engineers and the Board Engineers storm water management. They will test the soil and provide seepage pits or shallow system that will take the roof and impervious surfaces and capture them underground so they don't run off onto adjacent properties. There is also a catch basin on Ray Street so there is an option to run water to that catch basin. We will coordinate with City Engineers to make sure there is no water build-up to the back of those properties.

Sophia Dul, 12 Garwood Court North from the public stated that every house has water in their back yards even though there is a drain. No one cleans the drain. Also, there is a lot of traffic because of the school.

Mr. Stearns testified that older houses have roof gutters, the gutters go down to the foundation and run off into the grass or neighboring property. Impervious services run off into the grass or in between houses. The new houses will have to be graded appropriately if they can't put in a seepage pit, they can put in pipes in stone trenches that pick up the water during storms and it will seep into the ground eventually because there is a lot of property to do that.

Antonina Pruzinsky, 32 Garwood Court South from the public questioned whether the 3 properties are 50 ft. wide.

Mr. Stearns testified that it is possible that there is not a definitive property marker on each side of the property. There is a fence encroaching on one side of the property and a driveway is encroaching on the other side.

Ms. Pruzinsky asked how wide the house will be.

Mr. Stearns testified that the house would be 35 ft. wide.

Ms. Pruzinsky stated that that street parking is a problem because of the school and instead of houses, the property should be used for a parking lot for the teachers and a park.

Dorothy Dul, 24 Garwood Court East from the public asked how will emergency services get to Garwood Court. If the houses are 35 ft. wide emergency services won't be able to get through. Garfield Lumber blocks the other entrance.

Deputy Mayor Kane stated that we won't know until it's actually built.

Kim DeRose, 31 Center Court from the public is concerned about the shortage of street parking.

Aghnieszka Kalinowski, Center Court from the public stated that she is concerned that all of the trees and grassy area will be removed, shortage of street parking, and high volume of traffic.

Sylwia Janiaa, 44 Center Court from the public asked what is the zone along the railroad tracks that have not been used. Can they start using the tracks again.

Mr. Zalarick testified that the property is in an R1 zone which is a residential zone and there is no chance that the railroad could be reactivated.

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

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

**Motion to close the public session.**

Moved: Mayor Everett Garnto  
Second: Deputy Mayor Kane

Mayor Everett Garnto – Aye  
Deputy Mayor Kevin Kane – Aye  
Chairman James Kovacs - Aye  
Vice Chairman John Tamweber – Aye  
Michael Garcia - Aye  
Costantino Conte – Aye  
Fasil Khan – Aye  
**Motion Approved.**

The Chairman asked for a motion to approve the Regular meeting minutes from the meeting held on July 24, 2025.

**Motion to approve the Minutes of the Meeting held on July 24, 2025.**

Moved: Vice Chairman John Tamweber  
Second: Mayor Everett Garnto

Mayor Everett Garnto – Aye  
Deputy Mayor Kevin Kane – Aye  
Chairman James Kovacs - Abstain  
Vice Chairman John Tamweber – Aye  
Michael Garcia - Abstain  
Costantino Conte – Abstain  
Fasil Khan – Aye  
**Motion Approved.**

The Chairman asked if there were any bills or correspondence.

Ms. Cimino stated that there were no bills or correspondence.

The Chairman asked for a motion to approve the Application for Minor Subdivision Approval and Minor Site Plan Approval for Ray Street & Garwood Court East.

**Motion to approve the Application for Minor Subdivision Approval & Minor Site Plan Approval for Ray Street & Garwood Court East.**

Moved: Mayor Everett Garnto  
Second: Deputy Mayor Kevin Kane

Mayor Everett Garnto – Nay  
Deputy Mayor Kevin Kane – Nay  
Chairman James Kovacs - Abstain  
Vice Chairman John Tamweber – Nay  
Michael Garcia - Abstain  
Costantino Conte – Abstain  
Fasil Khan – Nay  
Suny Mellawa – Nay  
Gerald Walis - Nay  
**Motion Denied.**

The Chairman asked for a motion to close the meeting.

**Motion to close meeting.**

Moved: Mayor Everett Garnto  
Second: Deputy Mayor Kevin Kane

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

Respectfully submitted,



Alyssa Cimino  
Planning Board Attorney

Approved at the meeting on December 18, 2025.



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ALYSSA CIMINO  
Planning Board Attorney