

City of Garfield
Garfield Zoning Board of Adjustment
Regular Meeting, January 12, 2026

In the matter of:
Public Hearings, Public Comment
January 12, 2026

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**
Salvatore Lamendola
Tony Lio- 1st Alternate
Michael Alfonso- 1st Alternate- **Absent**
Allan Focarino- 2nd Alternate
Danielle Marcello- 3rd Alternate
Rosemarie Williams- 4th Alternate

Appearance:

Wilfredo Ortiz, Attorney
Neglia Engineer
Beth Calderone Certified Court Reporter
Gary Paparozzi, Planner

Reported by Jacqueline Anello, Secretary
January 12, 2026 (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.

Mr. Ortiz stated that we are going to go out of order to do the reorganization resolution as well as the swearing in of the newly appointed and reappointed members.

Motion- Patire
Second- Tony Lio
All in Favor- Aye

Mr. Ortiz read into record that Mr. Carmin V. Breonte will be resigning from the chairman position.

Motion to nominate Carmin C. Breonte- Arlene

Second – Salvatore Lamendola
Tony Lio- Aye
Salvatore Lamendola- Aye
John Easom- Aye
Allan B. Focarino- Aye
Carmin V. Breonte- Aye
Arlene Patire- Aye

Motion to approve the resolution for the reorganization- Patire

Second- Tony Lio

Tony Lio- Aye

Salvatore Lamendola- Aye

John Easom Aye

Allan B. Focarino- Aye

Carmin V. Breonte- Aye

Arlene Patire- Aye

Carmin C. Breonte- Aye

Motion to Approve the December 8, 2025 Minutes- John Easom

Second- Carmin V. Breonte

Tony Lio- Aye

Salvatore Lamendola- Aye

John Easom- Aye

Allan B. Focarino- Abstain

Carmin V. Breonte- Aye

Arlene Patire- Aye

Carmin C. Breonte- Aye

786 River Drive (Leafy Lux LLC)

Joseph Basralian

Attorney for the applicant

They are requesting an adjournment to carry to the February 9, 2026 meeting as there is some additional information needed

Motion to Adjourn to the February 9, 2026 Meeting- Allan B. Focarino

Second- Tony Lio

Tony Lio- Aye

Salvatore Lamendola- Aye

John Easom- Aye

Allan B. Focarino- Aye

Carmin V. Breonte- Aye

Arlene Patire- Aye

Carmin C. Breonte- Aye

Mr. Ortiz did receive the notices, and they are all in order and the board will take jurisdiction

Carmin C. Breonte stated that if anyone is here for 786 River Drive the application will be adjourned to the February 9, 2026 meeting, no other notices will be sent out.

138 Plauderville Avenue

Mr. Carmin C. Breonte stated that they are asking for an adjournment tonight and their planner cannot make the meeting

Motion to Adjourn to the March 9, 2026 Meeting- Arlene Patire

Second- Salvatore Lamendola

Tony Lio- Aye

Salvatore Lamendola- Aye

John Easom- Aye

Allan B. Focarino- Aye

Carmin V. Breonte- Aye

Arlene Patire- Aye

Carmin C. Breonte- Aye

Mr. Ortiz stated that he received and reviewed the notices and they are all in order and the board will take jurisdiction

Mr. Breonte stated that if anyone is here for 138 plauderville their planner could not attend so the application is being carried to the march meeting.

123-125 Plauderville Avenue

Gary Zalarick- attorney for the applicant

He requested an adjournment due to his planner cannot attend the meeting. The only meeting that they can get all their professionals to attend is May 11

Motion to Adjourn to the May 11, 2026 Meeting- John Easom

Second- Arlene Patire- applicant to renotece

Tony Lio- Aye

Salvatore Lamendola- Aye

John Easom- Aye

Allan B. Focarino- Aye

Carmin V. Breonte- Aye

Arlene Patire- Aye

Carmin C. Breonte- Aye

33 Cedar Street

Gary Zalarick- attorney for the applicant

- **The applicant is seeking to demolish existing structure and replace it with a side by side two-family.**

Mr. Ortiz stated that he reviewed the notices and they are in order and gives the board jurisdiction

Shawn McClellan

84 Gettysburg Way

Lincoln Park, NJ

Sworn in by Beth Calderone

The board will accept him

Mr. McClellan stated that the latest revision date is August 12, 2025, of his drawings.

- Existing dwelling is a non-conforming building.
- They are looking to demolish the existing home and construct a side-by-side duplex
- The proposal would require the following variances:
 - o Lot width, building height (stories), building height (feet)

Carmin C. Breonte asked the depth of the proposed driveway, is there a pitch or grade. They do not show the rear setbacks.

Mr. McClellan stated that the depth is 27 feet, there is pitch down of about 4.8%. The rear setbacks is about 48.7.

Gary Pappozzi stated that the rear setback is one of the corrections that need to be made in the zoning chart and also show it on the drawings. The building on the zoning chart it is showing 2.5 stories, it is actually 3. That also needs to be a correction made.

Neglia stated that they reviewed the drainage calculations were good and no issues. Soil testing needs to be made. Are they going to reuse utilities. Also maintenance of the two drainage systems, who would be responsible for that?

Mr. McClellan stated that if the utilities are good, they will use the existing for the one unit but will put new utilities for the second unit. It would be the responsibility of the unit owners or HOA, however, it is set up

Carmin C. Breonte asked the age of the home that is currently existing. The only reason he is asking is because the sewer that is going to the existing home could be very old and would need to be redone.

John Easom asked how they are going to reuse the sewer system.

Neglia stated that they testified that they would use a camera system to check out the existing sewer system.

Jacob Solomon
14-25 Plaza Road, Suite S
Fair Lawn, NJ

Architect

Sworn in by Beth Calderone

The board will accept him

- Drawings dated August 14, 2025
- Ground Floor: walk out basement, one-car garage, powder room, recreation room
- 1st Floor: Living Room, Dining Room, Kitchen, rear deck, powder room.
- 2nd Floor: three bedrooms and two full bathrooms
- Each unit is 1,600 SF

Arlene Patire asked where the condensers are for the air conditioners

Jacob Solomon stated that they are underneath the rear deck

Carmin V asked about garbage and recycling

Jacob Solomon stated that they would be either on the side of the house or in the garage. They will be placed in the garage because there is plenty of room

Arlene Patire asked about lighting

Jacob Solomon stated that they are proposing residential lights that will light up the porch and also a fixture by the rear deck.

Neglia asked if there are any shared areas

Jacob Solomon stated that the only shared area is the rear

Carmin C. Breonte asked about the perimeter of the property, what type of fence? Is the property pitched at all?

Jacob Solomon stated that they will have a PVC fence around the perimeter of the property. there is a very subtle pitch.

Open to the public

Josephine Cubuk
34 Cedar Street

Sworn in by Beth Calderone

- She is not an owner she rents. The parking is a big problem due to many cars and when the bar is open, they park on Cedar Street.

David Paglione
40 Cedar Street

Sworn in by Beth Calderone

- They built one of these homes next door to him and the drainage is terrible and they are all getting water into their basements. The parking is a problem, they took two parking spaces off the street, they have 5 cars there.

Mark Wallace

Sworn in by Beth Calderone

- Water main and sewer main needs to be brand new according to the City of Garfield Building Department.

Nobody else came forward

Public session closed

Gary Paporozzi variances

1. Minimum lot width- 75' required
2. Maximum building height
3. Maximum building height in feet

Wilfredo Ortiz stipulations

1. New drainage that will more than compensate the area
2. New curbs and sidewalk
3. Garbage to be in garage
4. No lighting on the side of home
5. PVC fence around the perimeter
6. New sewer and water lines
7. Plans need to be revised and the zoning charts to show the new PVC fence. Show on the plan the curb and sidewalk being replaced.
8. Comply with Neglia report.

Motion to Approve- Carmin V. Breonte- **he understands the concerns with the parking, there is no variance for parking. They are updating everything. He does not see it being a detriment to the area. They have more than enough in the seepage pit for drainage.**

Second- Tony Lio- not changing the footprint, having the parking, adequate drainage. He is glad that the sewer and water line are going to be replaced because the home was built in 1920. He thinks it is a nice house and hopes they can figure out the parking, he has the same issue with parking.

Tony Lio- Aye

Salvatore Lamendola- Aye

John Easom- Aye

Allan B. Focarino- Aye

Carmin V. Breonte- Aye- he also wants to add that there are only three (3) variances.

Arlene Patire- Aye

Carmin C. Breonte- Aye- he feels it will be an improvement to the area, there are new utilities, new sidewalks and new curbs.

Application Approved

Resolution:

Reorganization Meeting

Motion to Approve- Arlene Patire

Second- Tony Lio

Tony Lio- Aye

Salvatore Lamendola- Aye

John Easom- Aye

Allan B. Focarino- Abstain

Carmin V. Breonte- Aye

Arlene Patire- Aye

Carmin C. Breonte- Aye

60 Botany Street- Applicant denied to remove one-family dwelling and construct a two-family dwelling

Motion- John Easom

Second- Salvatore Lamendola

Tony Lio- Abstain

Salvatore Lamendola- Aye
John Easom- Aye
Allan B. Focarino- Abstain
Carmin V. Breonte- Abstain
Arlene Patire- Aye
Carmin C. Breonte- Aye

Motion to Adjourn Meeting- Carmin V. Breonte
Second- Arlene Patire
All in favor- Aye