

City of Garfield
Zoning Board of Adjustment
Resolution Number: 25-10

Name of Applicant: Dolores A. Marsh and Michael Marsh

Address: 142 Plauderville Avenue, Garfield, New Jersey

Application No.:

Determination: **APPROVED**

WHEREAS, : Dolores A. Marsh and Michael Marsh (hereinafter collectively the “Applicant”) submitted an application (hereinafter the “Application”) to the Garfield Zoning Board of Adjustment for variance relief requesting permission to demolish an existing one family dwelling and garage and construct three one family townhouses on the property located at Lot 27, Block 145 on the Official Tax Map of the City of Garfield, commonly known as 142 Plauderville Avenue, Garfield, New Jersey, (hereinafter the “Property”) and;

WHEREAS, applicant is asking to demolish an existing one family dwelling with a detached garage and build three single family townhouses; and

The application requires the following variances indicated on the Zoning Chart below.:

ZONING CHART R-TH ZONE (Multifamily – Townhouse Bulk requirements as pursuant to NJ Case Law and MLUL)

ITEM	CITY REQ.	PROPOSED	VARIANCE YES	VARIANCE NO
Min. Lot Area	10,000 SF	7,500 SF	X	
Min. Lot Width	100 FT	75 FT	X	
Front Setback	20 FT	21.50 FT		X
Rear Setback	30 FT	30 FT		X
Min. Lot Depth	100 FT	100 FT		X
Side Setback (One)	10 FT	6 FT	X	
Max Bldg Coverage	25%	40.3%	X	
Max Lot Coverage	70%	54.1%		X

Max Bldg Height	2.5 Sty/30 Ft	3 Sty/30.83 Ft	X	
SF/Dwell Unit	2500 SF (Townhouse)	2500 SF		X
Side Setback (both)	22 Ft	12 Ft	X	
Parking	7 spaces RSIS	6 spaces	X	
Min Width Townhouse	20 FT	21 FT		X
Parking Area Coverage	35%	8%		X
Parking to R.O.W. line	Not allowed	Proposed	X	
Townhouse setback 2 1/2 Units	2 Ft	2 Ft		X
Min Open Space	30%	30.1%		X
Min of 4 units required	4	3	X	

WHEREAS, proper notice has been given to all property owners within 200 feet of the Property location and an appropriate affidavit of service has been provided; and

WHEREAS, the Garfield Zoning Board of Adjustment held a public hearing on October 13, 2025, in connection with the Application, at which time sworn testimony was provided and members of the public were afforded the opportunity to be heard on this Application.

NOW, THEREFORE, the Garfield Zoning Board of Adjustment makes the following findings of fact:

1. All of the recitals hereinabove set forth, and all exhibits (listed below) and documents produced at the hearing and as part of the Application are incorporated by reference.
 - a) City of Garfield Zoning Board of Adjustment application for hearing and supplemental documents, signed and dated March 10, 2025;
 - b) Signed property survey entitled, "Map of Property for Michael Marsh, City of Garfield, Bergen County, New Jersey," prepared by Thomas G. Stearns III, P.E., P.L.S. of GB Engineering LLC, dated July 19, 2024;
 - c) Signed and unsealed engineering site plan, entitled "Map showing Site Plan No. 142 Plauderville Avenue Lot 27 in Block 145 Tax Map Sheet No. 14 City of Garfield, Bergen County, New Jersey," prepared by Thomas G. Stearns III, P.E., P.L.S., of GB Engineering, LLC, dated July 21, 2025; and

- d) Signed and sealed architectural plan set entitled, "Michael Marsh, Proposed Townhouses, 142 Plauderville Avenue, Garfield, New Jersey," prepared by Michael J. Romanik, AIA, PA, dated January 07, 2025.
 - e) Board Planner's Review Letter, prepared by Gary Paparozzi, P.P., of Paparozzi Associates, Inc., dated September 27, 2025;
 - f) Board Engineer's Review Letter, prepared by Thomas R. Solfaro, P.E., C.M.E., C.P.W.M. and dated October 6, 2025;
 - g) Certified List of Property Owners within 200' of the subject property; and
 - h) Copy of Notice to be provided to property owners and published in newspaper.
2. The Applicant had one witnesses appear, Michael J. Romanik (architect), and set forth a brief description of the relief requested by the Applicant and set forth the above referenced variances on the record.
3. Two members of the public appeared in opposition.
4. The Garfield Zoning Board of Adjustment carefully reviewed the proposed site plan, as well as requests for waivers from various requirements of the site plan ordinance. During the course of this review, the Board has determined that various conditions should be imposed to mitigate specific concerns in connection with the proposed Application, so that the site plan may be approved. Specifically, the Board has determined the following:
- (a) The Board finds that the Applicant must conform to the Board Engineer's Review Letter dated October 6, 2025;
 - (b) The Board finds that the Applicant must conform to the Board Planner's Review Letter dated September 27, 2025; and
 - (c) Two different colors are required for the siding on the units with the center unit having different color siding than the side units.
5. The Garfield Zoning Board of Adjustment carefully reviewed the proposed site plan, as well as requests for waivers from various requirements of the site plan ordinance and the Applicant's testimony. During the course of this review, the Board has determined that the positive criteria outweigh the negative criteria for the following reasons:
- (a) The Board finds that the proposed use promotes the general welfare because the proposed provides additional housing space;
 - (b) The Board finds that the Project enhances the property;
 - (c) The Board finds that the Project requires only minimal variances;
 - (d) The Board finds that the proposed project is a positive improvement to the property.

NOW, THEREFORE, BE IT RESOLVED by the City of Garfield Zoning Board of Adjustment, County of Bergen and State of New Jersey, that the Application of Doloras A. Marsh & Michael Marsh for the relief as set forth above is hereby granted, subject conditions:

1. The Applicant shall obtain all necessary approvals from county governmental entities as required, if applicable, including, but not limited to, the County of Bergen, Bergen County Planning Board, and the New Jersey Department of Transportation, and any other public agency with review and/or approval rights over this Application.
2. Applicant agrees to comply with all local and State codes laws and codes;
3. Applicant agrees to get approval from Board Professionals;
4. Applicant agrees that any sale of the Property is conditioned on the issuance of a Certificate of Occupancy;
5. Applicant agrees to conform with the Board Engineer's Review Letter dated October 6, 2025; and
6. Applicant agrees to conform with the Board Planner's Review Letter dated September 27, 2025.

Motion by: Arlene Patire

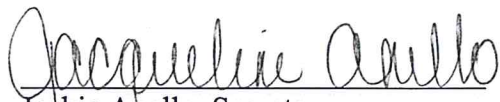
Second by: Kathy Rozmus

Roll Call in Memorialization of the Resolution:

Name	Yes	No	Abs.	Name	Yes	No	Abs.
Carmin C. Breonte	X			Katarzyna Rozmus	X		
Arlene Patire	X			Anthony Lio, 1 st Alternate			X
Carmin V. Breonte			X	Francisco Sanchez, 2 nd Alternate			
Paul Houlis			X	Danielle Marcello, 3 rd Alternate			X
John Easom			X	John Czujko, 4 th Alternate			X
Salvatore Lamendola			X				

The foregoing resolution was duly adopted by the Zoning Board of Adjustment of the City of Garfield at a public meeting held on December 8, 2025.


Carmin C. Breonte, Chairman


Jackie Anello, Secretary