

**PLANNING BOARD, CITY OF GARFIELD**  
**MINUTES OF THE WORK SESSION**  
**Conducted on June 25, 2020**

The work session was conducted via Zoom Conference due to COVID-19 and was called to order by Vice Chairwoman Visotcky at 6:30 p.m. who thereupon read the statement required by the Open Public Meeting Act. Secretary called the roll.

**WORK SESSION ROLL CALL:**

Mayor Richard Rigoglioso  
Councilwoman, Erin Delaney  
Vice Chairwoman, Lou Ann Visotcky  
James Clark  
Michael Wisnovsky  
Gerald Walis

Absent:

Chairwoman, Gracie Williams  
Michael Garcia  
Jack LoBue  
Peter Santacrocce, 1<sup>st</sup> Alternate  
Costantino Conte, 2<sup>nd</sup> Alternate

Others present were:

Alyssa A. Cimino, Esq., Attorney/Secretary of the Planning Board  
Dennis Harrington, Planning Board Engineer  
Beth Calderone, Certified Court Reporter

The Vice Chairwoman asked for a motion to approve the minutes from the meeting held on May 28, 2020.

**Motion to approve Minutes of Regular Meeting on May 28, 2020.**

Moved: Councilwoman Erin Delaney  
Second: Michael Wisnovsky

Mayor Richard Rigoglioso - Aye  
Councilwoman Erin Delaney – Aye  
Vice Chairwoman, Lou Ann Visotcky- Aye  
James Clark – Aye  
Michael Wisnovsky – Aye  
Gerald Walis - Aye  
**Motion Approved.**

The Vice Chairwoman asked for a motion to close the Work Session.

**Motion to close the Work Session.**

Moved: Councilwoman Erin Delaney  
Second: Michael Wisnovsky

Mayor Richard Rigoglioso - Aye  
Councilwoman Erin Delaney – Aye  
Vice Chairwoman, Lou Ann Visotcky- Aye  
James Clark – Aye  
Michael Wisnovsky – Aye  
Gerald Walis - Aye  
**Motion Approved.**

Respectfully submitted,

Alyssa A. Cimino  
Planning Board Secretary

Approved at the meeting on August 27, 2020.

---

ALYSSA A. CIMINO  
Planning Board Secretary

**PLANNING BOARD, CITY OF GARFIELD**  
**MINUTES OF THE REGULAR MEETING**  
**Conducted on June 25, 2020**

The Regular Meeting was conducted via Zoom Conference and was called to order by Vice Chairwoman Visotcky at 7:00 p.m. who thereupon read the statement required by the Open Public Meeting Act. Secretary called the roll.

**ROLL CALL:**

Mayor Richard Rigoglioso  
Councilwoman, Erin Delaney  
Vice Chairwoman, Lou Ann Visotcky  
James Clark  
Michael Wisnovsky  
Gerald Walis

Absent:

Chairwoman, Gracie Williams  
Michael Garcia  
Jack LoBue  
Peter Santacroce, 1<sup>st</sup> Alternate  
Costantino Conte, 2<sup>nd</sup> Alternate

Others present were:

Alyssa A. Cimino, Esq., Attorney/Secretary of the Planning Board  
Dennis Harrington, Planning Board Engineer  
Robert Benecke, Professional Planner  
Beth Calderone, Certified Court Reporter

(Flag Salute)

SUNSHINE LAW: Read by Chairwoman Gracie Williams  
PUBLIC LAW 1975 CHAPTER 231 "OPEN PUBLIC MEETING ACT" PUBLIC  
HEARING: November 28, 2019 Council Chambers, City Hall Commencing at 7:00 p.m.

A subsequent Notice of venue change from Council Chambers, Second Floor, City Hall to a Zoom Conference Meeting has been provided at least 48 hours in advance by publication in The Herald News on June 22, 2020 and in The Bergen Record on June 22, 2020.

**Old Business**

NONE.

## **New Business**

Hearing on Resolution of the Garfield City Council approving the redevelopment plan prepared by Benecke Economics entitled 2020 Passaic Street Redevelopment Plan, dated February 20, 2020 regarding property located at 281, 289 & 291 Passaic Street and 8 Clark Street, also known as Block 41, Lots 1.01, 1.02, 5, & 6 (“Redevelopment Area”), as shown on the Official Tax Map of the City of Garfield.

Mr. Walis asked if the Redevelopment Plan was reviewed by the Redevelopment Agency.

Councilwoman Delaney responded that the Plan was sent to the City Council before the Redevelopment Agency. There are 2 options of going about a project. The Plan can be sent to the City Council first or to the Redevelopment Agency first. Either option is acceptable.

Mr. Benecke stated that the City Council can refer the Redevelopment Plan to the Redevelopment Agency at any time. Either before or after the Planning Board reviews it.

Mr. Walis questioned why the report includes R.S.I.S. with an approval for parking.

Mr. Benecke stated since the project is within walking distance from the train station, the R.S.I.S. standard does not apply. However, the Plan does allow for 1.75 parking spaces per unit for residential and this is consistent with R.S.I.S. standards.

Mr. Walis asked what is the standard walking distance from transit in order to be considered within walking distance.

Mr. Benecke responded that generally within 1 mile is considered within walking distance.

Mr. Wisnovsky asked about the effect on the school system.

Mr. Benecke stated that generally one-bedroom apartments will have 5-10% of the units will be school age children.

## **Motion to open the meeting to the public.**

Moved: James Clark

Second: Michael Wisnovsky

Mayor Richard Rigoglioso - Aye

Councilwoman Erin Delaney - Aye

Vice Chairwoman, Lou Ann Visotcky- Aye

James Clark – Aye

Michael Wisnovsky – Aye

Gerald Walis - Aye

**Motion Approved.**

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

Frank Calandriello from the public asked if Mr. Benecke presented the Redevelopment Plan to the City Council. He only remembered the Study being presented on Feb. 11th.

Mr. Benecke stated that the Resolution was adopted in February. The Redevelopment Plan was sent it to the Administration on Feb. 20<sup>th</sup>.

Mr. Calandriello stated that there was no work session with Mr. Benecke in drafting this Ordinance. There was no input from the Council as a group. It was emailed to him. There was no discussion as a Council as to the content of the Ordinance. He asked if the Ordinance would be sent to the Redevelopment Agency.

Mayor Rigoglioso responded that it would be sent to the Redevelopment Agency.

Mr. Clark asked if the Redevelopment Agency was bypassed.

Mr. Benecke stated that the Redevelopment Agency was not bypassed. It does not have to go to the Redevelopment before going to the City Council. The City Council can send it to the Redevelopment Agency at any time.

Mr. Walis asked if the number of units could be changed if the Planning Board adopts the Ordinance.

Mr. Benecke stated that it can be changed by the governing body.

The Vice Chairwoman asked if anyone else from the public had any questions.

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

The Vice Chairwoman asked for a motion to close the public session.

**Motion to close the Public Session.**

Moved: Mayor Richard Rigoglioso  
Second: Councilwoman Erin Delaney

Mayor Richard Rigoglioso - Aye  
Councilwoman Erin Delaney - Aye  
Vice Chairwoman, Lou Ann Visotcky- Aye  
James Clark – Aye  
Michael Wisnovsky – Aye  
Gerald Walis - Aye  
**Motion Approved.**

The Vice Chairwoman asked for a motion to adopt the City Council Ordinance.

**Motion to adopt First Reading of City Council Ordinance approving 2020 Passaic Street Redevelopment Plan (281, 289 & 291 Passaic St. & 8 Clark St.)**

Moved: Mayor Richard Rigoglioso  
Second: Councilwoman Erin Delaney

Mayor Richard Rigoglioso - Aye  
Councilwoman Erin Delaney - Aye  
Vice Chairwoman, Lou Ann Visotcky- Aye  
James Clark – Aye  
Michael Wisnovsky – Aye  
Gerald Walis - Nay  
**Motion Approved.**

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

**Motion to close meeting.**

Moved: Mayor Richard Rigoglioso  
Second: Michael Wisnovsky

Mayor Richard Rigoglioso - Aye  
Councilwoman Erin Delaney - Aye  
Vice Chairwoman, Lou Ann Visotcky- Aye  
James Clark – Aye  
Michael Wisnovsky – Aye  
Gerald Walis - Nay  
**Motion Approved.**

Respectfully submitted,

Alyssa A. Cimino  
Planning Board Secretary

Approved at the meeting on August 27, 2020.

---

ALYSSA A. CIMINO  
Planning Board Secretary