

AGENDA
Regular Public Meeting
Planning Board
City of Garfield

Thursday, June 23, 2022, at 7:00 PM
Council Chambers, Second Floor, City Hall

(This meeting shall be preceded by an open public work session at 6:30 PM on the same date and at the same place)

A. OPENING OF MEETING

1. Call to Order by the Chairwoman
2. Chairwoman's opening statement in respect to compliance with the Open Public Meetings Act:

Notice of the time, date and place of this meeting has been provided at least 48 hours in advance (1) by publication in The Record and The Herald News on November 27, 2021; (2) by posting of the Notice of meeting on the Community Bulletin Board at City Hall and (3) by filing a copy of the Notice with the City Clerk.

3. Salute to the Flag and Pledge of Allegiance
4. Roll Call
5. Resolutions
 - a) Resolution memorializing approval of the Study conducted by DMR Architects examining whether the property located at 252 Midland Avenue, also known as Block 58, Lots 3, as shown on the Official Tax Map of the City of Garfield should be determined to be an area in need of redevelopment, specifically a Non-Condensation Redevelopment Area, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.
 - b) Resolution memorializing approval of the Redevelopment Plan prepared by Francis Reiner of DMR Architects entitled 933-975 River Drive Redevelopment Plan, dated May, 2022 for property known as Block 140, Lots 91.01 & 100.01 as shown on the Official Tax Map of the City of Garfield, more commonly known as 933-975 River Drive, Garfield, NJ.
 - c) Resolution memorializing approval of Resolution R-220-22 of the Garfield City Council to examine whether the property known as Block 88.01, Lots 1 & 9, and Block 89, Lots 17 & 19, as shown on the Official Tax Map of the City of Garfield, more commonly known as 337, 342, 350 and 351 Midland Avenue, should be determined to be an area in need of redevelopment, specifically a Non-Condensation Redevelopment area pursuant to the Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1, et seq.
 - d) Resolution memorializing approval of Resolution R-221-22 of the Garfield City Council to examine whether the property known as Block 34.01, Lot 10 and Block 31.01, Lot 9.01, as shown on the Official Tax Map of the City of Garfield, more commonly known

as 41-42 Hepworth Place, should be determined to be an area in need of redevelopment, specifically a Non-Condernation Redevelopment area pursuant to the Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1, et seq.

- e) Resolution memorializing approval of Resolution R-222-22 of the Garfield City Council to examine whether the property known as Block 19.01, Lots 47 & 49, as shown on the Official Tax Map of the City of Garfield, more commonly known as 22 & 26 Garfield Avenue, should be determined to be an area in need of redevelopment, specifically a Non-Condernation Redevelopment area pursuant to the Local Redevelopment and Housing Law N.J.S.A. 40A: 12A-1, et seq.

B. OLD BUSINESS

NONE.

C. NEW BUSINESS

NONE.

D. INFORMATION AND PROPOSALS

E. OTHER ADMINISTRATIVE MATTERS

Approval of Minutes of Regular Meeting of March 24, 2022 and May 26, 2022.
Correspondence
Payment of Bills

F. PUBLIC COMMENT SESSION

G. CLOSED SESSION PURSUANT TO NJSA 10:4 -12

H. ADJOURNMENT

FORMAL ACTION MAY BE TAKEN ON ANY OF THESE MATTERS AND ON ANY OTHER MATTERS PROPERLY BROUGHT BEFORE THE BOARD

Planning Board
CITY OF GARFIELD

Resolution

Date: June 23, 2022

Submitted by: _____

Resolution: PB-04-2022

Seconded by: _____

WHEREAS, the Planning Board is in receipt of Resolution No. R-115-22 adopted by the Garfield City Council on March 8, 2022 authorizing and directing the Planning Board of the City of Garfield, NJ to examine whether the property located at 252 Midland Avenue, also known as Block 58, Lot 3 as shown on the Official Tax Map of the City of Garfield (“Property”), should be determined to be “an area in need of redevelopment”, specifically a Non-Condensation Redevelopment Area, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq; and

WHEREAS, the Municipal Land Use Law, N.J.S.A. 40:55D – 26, authorizes the Planning Board to issue a report and recommendation to the governing body recommending that an area be designated as in need of redevelopment or rehabilitation, specifically a Non-condemnation Redevelopment Area (“Study”); and

WHEREAS, after public hearings held on March 24, 2022, the following initial findings of fact were made, to wit:

1. Gabriel Bailer, PP, AICP of DMR Architects testified and presented the study entitled, “Preliminary Investigation for Determination of an Area in Need of Redevelopment” dated March, 2022 (“Study”) which Study is made part of the record herein; and

WHEREAS, as a result of this process, Mr. Bailer testified the Study shows that the area identified therein is in need of redevelopment, specifically a Non-Condensation Redevelopment Area; and

WHEREAS, the Study was explained to the public and the public had an opportunity to comment, ask questions and be heard with regard to these issues and provide their input; and

WHEREAS, from the submissions made to the Planning Board, the testimony and evidence presented, including the testimony and evidence of all interested parties, and based upon the entire record, the following further findings of facts and conclusions of law were made:

1. All of the initial findings of facts as set forth in paragraph 1 and the “WHEREAS” paragraphs are hereby incorporated by reference herein as further findings of facts.
2. The Planning Board has determined that the area identified in the Study is in need of redevelopment, specifically a Non-Condernation Redevelopment Area.
3. The Planning Board has determined that it is in the best interests of the City to recommend that the area depicted in the Study be declared an area in need of redevelopment, specifically a Non-Condernation Redevelopment Area.
4. The Planning Board has determined that it is in the best interest of the City to adopt this Resolution and clearly state that this Resolution shall be, and hereby is, the report of the Planning Board as required by law, to the City Council and the Garfield Redevelopment Agency containing the Planning Board’s recommendation regarding the adoption of the Study and recommending that the area be declared an area in need of redevelopment, specifically a Non-Condernation Redevelopment Area.

THEREFORE, BE IT RESOLVED, by the Planning Board of the City of Garfield that, based upon the foregoing findings of facts and conclusions of law, including all testimony and evidence presented at the hearing and based upon the reports submitted to the Planning Board, that it is hereby recommended to the Garfield City Council, that it adopt the Study prepared by DMR Architects entitled, “Preliminary Investigation for Determination of an Area in Need of Redevelopment” dated March, 2022 as set forth herein and that this Resolution shall

be considered the report of the Planning Board to the City Council as required by law and that the Planning Board recommends that the area delineated in the Study be declared an area “in need of redevelopment”, specifically a Non-Condernation Redevelopment Area; and

BE IT FURTHER RESOLVED, that this Resolution will be published within ten (10) days of the date of the adoption of this Resolution in the official newspapers of publication of the Planning Board of the City of Garfield.

A motion to approve said application was made by the following vote:

Member	Moved	Second	Aye	Nay	Abstain	Absent
Mayor Richard Rigoglioso						
Councilman Romi Herrera						
Chairwoman Lou Ann Visotcky						
Vice Chairman Michael Wisnovsky						
Gracie Williams						
James Clark						
Michael Garcia						
Dan Golabek						
Anthony Barckett						
Peter Santacroce 1 st Alternate						
Costantino Conte 2 nd Alternate						
TOTAL						

Dated: _____

By: _____
Lou Ann Visotcky, Chairwoman

The Board hereby memorializes its findings contained within this Resolution by the following vote:

Member	Moved	Second	Aye	Nay	Abstain	Absent
Mayor Richard Rigoglioso						
Councilman Romi Herrera						
Chairwoman Lou Ann Visotcky						
Vice Chairman Michael Wisnovsky						
Gracie Williams						
James Clark						
Michael Garcia						
Dan Golabek						
Anthony Barckett						
Peter Santacroce 1 st Alternate						
Costantino Conte 2 nd Alternate						
TOTAL						

Dated: _____

By: _____
Lou Ann Visotcky, Chairwoman

Planning Board
CITY OF GARFIELD

Resolution

Date: June 23, 2022

Submitted by : _____

Resolution: PB- 05-2022

Seconded by: _____

WHEREAS, the Governing Body of the City of Garfield approved Resolution R-238-22 on May 24, 2022, adopting a Redevelopment Plan for the property known as 933-975 River Drive, also known as Block 140, Lots 91.01 & 100.02 as shown on the Official Tax Map of the City of Garfield ("Redevelopment Area"); and

WHEREAS, the Governing Body of the City of Garfield adopted Resolution No. 20-220 on September 22, 2020, authorizing and directing the Planning Board of the City of Garfield, New Jersey to examine whether the property located at 933-975 River Drive, also known as Block 140, Lots 91.01 & 100.02 as shown on the Official Tax Map of the City of Garfield (the "Property") should be determined to be "an area in need of redevelopment", specifically a Non-Condensation Redevelopment Area, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq.; and

WHEREAS, after public hearings held on November 19, 2020, the following initial findings of fact were made, to wit:

1. Francis Reiner, LLA-PP of DMR Architects testified and presented the study entitled, "Preliminary Investigation for Determination of an Area in Need of Redevelopment" dated October 28, 2020, updated November 19, 2020 ("Study") which Study is made part of the record herein; and

WHEREAS, pursuant to Resolution Number PB-08-2020 dated December 17, 2020, the Planning Board adopted the Study prepared by Francis Reiner, LLA-PP of

DMR Architects entitled, "Preliminary Investigation for Determination of an Area in Need of Redevelopment" dated October 28, 2020, updated November 19, 2020; and

WHEREAS, A Redevelopment Plan entitled "933-975 River Drive Redevelopment Plan" dated April, 2022, updated May, 2022 was submitted to the Planning Board for its review and input at a Regular Meeting held on May 26, 2022; and

WHEREAS, after public hearings held on May 26, 2022, the following initial findings of fact were made, to wit:

1. Gabriel Bailer, PP, AICP of DMR Architects testified and presented the Redevelopment Plan entitled, "933-975 River Drive Redevelopment Plan" dated May, 2022 which is made part of the record herein; and

WHEREAS, the Redevelopment Plan was explained to the Planning Board and the public and the Planning Board and the public having had an opportunity to comment, ask questions and be heard with regard to these issues and provide their input; and

WHEREAS, from the submissions made to the Planning Board, the testimony and evidence presented including the testimony and evidence of all interested parties and based upon the entire record;

THEREFORE, BE IT RESOLVED, by the Planning Board of the City of Garfield that, based upon the foregoing findings of facts and conclusions of law, including all testimony and evidence presented at the hearing and based upon the reports submitted to the Planning Board, that the Planning Board adopt the Redevelopment Plan prepared by Francis Reiner, LLA, PP, of DMR Architects entitled, "933-975 River Drive Redevelopment Plan" dated May, 2022 is APPROVED;

IT IS FURTHER RESOLVED, that the above approval is subject to the following

terms and conditions:

1. Provide additional parking.
2. All DEP permits to be in place when developer goes to Site Plan.
3. Installation of a generator.
4. Install elevator.
5. Reduce the size of the footprint of property.
6. Subject to all other applicable rules, regulations, ordinances and statutes of the City of Garfield, County of Bergen, State of New Jersey or any other jurisdiction.

BE IT FURTHER RESOLVED, that this Resolution will be published within ten (10) days of the date of the adoption of this Resolution in the official newspapers of publication of the Planning Board of the City of Garfield.

A motion to approve said application was made by the following vote:

Member	Moved	Second	Aye	Nay	Abstain	Absent
Mayor Richard Rigoglioso						
Councilman Romi Herrera						
Chairwoman Lou Ann Visotcky						
Vice Chairman Michael Wisnovsky						
Gracie Williams						
James Clark						
Michael Garcia						
Dan Golabek						
Peter Santacrocce 1 st Alternate						
Costantino Conte 2 nd Alternate						
TOTAL						

Dated: _____

By: _____
Michael Wisnovksy, Vice Chairman

The Board hereby memorializes its findings contained within this Resolution by the following vote:

Member	Moved	Second	Aye	Nay	Abstain	Absent
Mayor Richard Rigoglioso						
Councilman Romi Herrera						
Chairwoman Lou Ann Visotcky						
Vice Chairman Michael Wisnovsky						
Gracie Williams						
James Clark						
Michael Garcia						
Dan Golabek						
Peter Santacrocce 1 st Alternate						
Costantino Conte 2 nd Alternate						
TOTAL						

Dated: _____

By: _____
Michael Wisnovsky, Vice Chairman

Planning Board
CITY OF GARFIELD

Resolution

Date: June 23, 2022

Submitted by: _____

Resolution: PB-06-2022

Seconded by: _____

WHEREAS, the Planning Board is in receipt of Resolution No. 220-22 adopted by the Garfield City Council on May 10, 2022 authorizing and directing the Planning Board of the City of Garfield, NJ to examine whether the property located at 337, 342, 350 & 351 Midland Avenue, also known as Block 88.01, Lots 1 & 9 and Block 89, Lots 17 & 19, as shown on the Official Tax Map of the City of Garfield ("Property"), should be determined to be "an area in need of redevelopment", specifically a Non-Condensation Redevelopment Area, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq.; and

WHEREAS, the Planning Board hereby ratifies the decision of the Garfield City Council as reflected in the attached resolutions, which is incorporated herein expressly by reference; and

THEREFORE, BE IT RESOLVED, by the Planning Board of the City of Garfield that it hereby concurs and ratifies the decision of the Garfield City Council, adopting Resolution No. 220-22 adopted by the Garfield City Council on May 10, 2022 authorizing and directing the Planning Board of the City of Garfield, NJ to examine whether the property located at 337, 342, 350 & 351 Midland Avenue, also known as Block 88.01, Lots 1 & 9 and Block 89, Lots 17 & 19, as shown on the Official Tax Map of the City of Garfield ("Property"), should be determined to be "an area in need of redevelopment", specifically a Non-Condensation Redevelopment Area, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq.

BE IT FURTHER RESOLVED, that this Resolution will be published within ten (10) days

of the date of the adoption of this Resolution in the official newspapers of publication of the Planning Board of the City of Garfield.

A motion to approve said application was made by the following vote:

Member	Moved	Second	Aye	Nay	Abstain	Absent
Mayor Richard Rigoglioso						
Councilman Romi Herrera						
Chairwoman Lou Ann Visotcky						
Vice Chairman Michael Wisnovsky						
Gracie Williams						
James Clark						
Michael Garcia						
Dan Golabek						
Peter Santacroce 1 st Alternate						
Costantino Conte 2 nd Alternate						
TOTAL						

Dated: _____

By: _____
Michael Wisnovsky, Vice Chairman

The Board hereby memorializes its findings contained within this Resolution by the following vote:

Member	Moved	Second	Aye	Nay	Abstain	Absent
Mayor Richard Rigoglioso						
Councilman Romi Herrera						
Chairwoman Lou Ann Visotcky						
Vice Chairman Michael Wisnovsky						
Gracie Williams						
James Clark						
Michael Garcia						
Dan Golabek						
Peter Santacroce 1 st Alternate						
Costantino Conte 2 nd Alternate						
TOTAL						

Dated: _____

By: _____
Michael Wisnovsky, Vice Chairman

Certified to be a True Copy:

Alyssa A. Cimino, Esq., Secretary to the Board

CERTIFICATION

I hereby certify that this foregoing resolution is a true memorializing resolution, as adopted by the Planning Board of the City of Garfield in accordance with its decision at a regular meeting held on May 26, 2022.

Alyssa A. Cimino, Esq.
City of Garfield Planning Board Secretary

Planning Board
CITY OF GARFIELD

Resolution

Date: June 23, 2022

Submitted by: _____

Resolution: PB-07-2022

Seconded by: _____

WHEREAS, the Planning Board is in receipt of Resolution No. 221-22 adopted by the Garfield City Council on May 10, 2022 authorizing and directing the Planning Board of the City of Garfield, NJ to examine whether the property located at 41-42 Hepworth Place, also known as Block 34.01, Lot 10 and Block 31.01, Lot 9.01, as shown on the Official Tax Map of the City of Garfield ("Property"), should be determined to be "an area in need of redevelopment", specifically a Non-Condemnation Redevelopment Area, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq.; and

WHEREAS, the Planning Board hereby ratifies the decision of the Garfield City Council as reflected in the attached resolutions, which is incorporated herein expressly by reference; and

THEREFORE, BE IT RESOLVED, by the Planning Board of the City of Garfield that it hereby concurs and ratifies the decision of the Garfield City Council, adopting Resolution No. 221-22 adopted by the Garfield City Council on May 10, 2022 authorizing and directing the Planning Board of the City of Garfield, NJ to examine whether the property located at 41-42 Hepworth Place, also known as Block 34.01, Lot 10 and Block 31.01, Lot 9.01, as shown on the Official Tax Map of the City of Garfield ("Property"), should be determined to be "an area in need of redevelopment", specifically a Non-Condemnation Redevelopment Area, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq.

BE IT FURTHER RESOLVED, that this Resolution will be published within ten (10) days

of the date of the adoption of this Resolution in the official newspapers of publication of the Planning Board of the City of Garfield.

A motion to approve said application was made by the following vote:

Member	Moved	Second	Aye	Nay	Abstain	Absent
Mayor Richard Rigoglioso						
Councilman Romi Herrera						
Chairwoman Lou Ann Visotcky						
Vice Chairman Michael Wisnovsky						
Gracie Williams						
James Clark						
Michael Garcia						
Dan Golabek						
Peter Santacroce 1 st Alternate						
Costantino Conte 2 nd Alternate						
TOTAL						

Dated: _____

By: _____
Michael Wisnovsky, Vice Chairman

The Board hereby memorializes its findings contained within this Resolution by the following vote:

Member	Moved	Second	Aye	Nay	Abstain	Absent
Mayor Richard Rigoglioso						
Councilman Romi Herrera						
Chairwoman Lou Ann Visotcky						
Vice Chairman Michael Wisnovsky						
Gracie Williams						
James Clark						
Michael Garcia						
Dan Golabek						
Peter Santacroce 1 st Alternate						
Costantino Conte 2 nd Alternate						
TOTAL						

Dated: _____

By: _____
Michael Wisnovsky, Vice Chairman

Certified to be a True Copy:

Alyssa A. Cimino, Esq., Secretary to the Board

CERTIFICATION

I hereby certify that this foregoing resolution is a true memorializing resolution, as adopted by the Planning Board of the City of Garfield in accordance with its decision at a regular meeting held on May 26, 2022.

Alyssa A. Cimino, Esq.
City of Garfield Planning Board Secretary

Planning Board
CITY OF GARFIELD

Resolution

Date: June 23, 2022

Submitted by: _____

Resolution: PB-08-2022

Seconded by: _____

WHEREAS, the Planning Board is in receipt of Resolution No. 222-22 adopted by the Garfield City Council on May 10, 2022 authorizing and directing the Planning Board of the City of Garfield, NJ to examine whether the property located at 22 & 26 Garfield Avenue, also known as Block 19.01, Lots 47 & 49, as shown on the Official Tax Map of the City of Garfield (“Property”), should be determined to be “an area in need of redevelopment”, specifically a Non-Condemnation Redevelopment Area, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq.; and

WHEREAS, the Planning Board hereby ratifies the decision of the Garfield City Council as reflected in the attached resolutions, which is incorporated herein expressly by reference; and

THEREFORE, BE IT RESOLVED, by the Planning Board of the City of Garfield that it hereby concurs and ratifies the decision of the Garfield City Council, adopting Resolution No. 222-22 adopted by the Garfield City Council on May 10, 2022 authorizing and directing the Planning Board of the City of Garfield, NJ to examine whether the property located at 22 & 26 Garfield Avenue, also known as Block 19.01, Lots 47 & 49, as shown on the Official Tax Map of the City of Garfield (“Property”), should be determined to be “an area in need of redevelopment”, specifically a Non-Condemnation Redevelopment Area, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq.

BE IT FURTHER RESOLVED, that this Resolution will be published within ten (10) days

of the date of the adoption of this Resolution in the official newspapers of publication of the Planning Board of the City of Garfield.

A motion to approve said application was made by the following vote:

Member	Moved	Second	Aye	Nay	Abstain	Absent
Mayor Richard Rigoglioso						
Councilman Romi Herrera						
Chairwoman Lou Ann Visotcky						
Vice Chairman Michael Wisnovsky						
Gracie Williams						
James Clark						
Michael Garcia						
Dan Golabek						
Peter Santacroce 1 st Alternate						
Costantino Conte 2 nd Alternate						
TOTAL						

Dated: _____

By: _____
Michael Wisnovsky, Vice Chairman

The Board hereby memorializes its findings contained within this Resolution by the following vote:

Member	Moved	Second	Aye	Nay	Abstain	Absent
Mayor Richard Rigoglioso						
Councilman Romi Herrera						
Chairwoman Lou Ann Visotcky						
Vice Chairman Michael Wisnovsky						
Gracie Williams						
James Clark						
Michael Garcia						
Dan Golabek						
Peter Santacroce 1 st Alternate						
Costantino Conte 2 nd Alternate						
TOTAL						

Dated: _____

By: _____
Michael Wisnovsky, Vice Chairman

Certified to be a True Copy:

Alyssa A. Cimino, Esq., Secretary to the Board

CERTIFICATION

I hereby certify that this foregoing resolution is a true memorializing resolution, as adopted by the Planning Board of the City of Garfield in accordance with its decision at a regular meeting held on May 26, 2022.

Alyssa A. Cimino, Esq.
City of Garfield Planning Board Secretary

PLANNING BOARD, CITY OF GARFIELD
MINUTES OF THE WORK SESSION
Conducted on March 24, 2022

The work session was called to order by 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:

Chairwoman, Lou Ann Visotcky
Vice Chairman, Michael Wisnovsky
Gracie Williams
James Clark
Michael Garcia
Peter Santacroce, 1st Alternate
Costantino Conte, 2nd Alternate

Absent:

Mayor Richard Rigoglioso
Councilman, Romi Herrera
Dan Golabek
Anthony Barckett

Others present were:

Alyssa A. Cimino, Esq., Attorney/Secretary of the Planning Board
Carl O'Brien – Planning Board Engineer
Beth Calderone, Certified Court Reporter

The Chairwoman asked for a motion to approve the Work Session of the minutes from the meeting held on February 24, 2022.

The Chairwoman stated that the minutes cannot be approved due to lack of a quorum. The minutes will be approved at the next meeting.

The Chairwoman asked if there were any bills or correspondence.

Ms. Cimino presented a bill from Gann Law Books for the 2022 Edition of NJ Zoning & Land Use Administration book.

The Chairwoman asked for a motion to approve payment of the bill.

Motion to Approve payment of the bill presented to the Board.

Moved: James Clark
Second: Gracie Williams

Chairwoman, Lou Ann Visotcky - Aye
Vice Chairman, Michael Wisnovsky – Aye
Gracie Williams - Aye
James Clark – Aye
Michael Garcia - Aye
Peter Santacroce, 1st Alternate – Aye
Costantino Conte, 2nd Alternate - Aye
Motion Approved.

The Chairwoman asked for a motion to cancel the April 28, 2022 Planning Board Meeting.

Motion to Cancel April 28, 2022 Planning Board Meeting.

Moved: Gracie Williams
Second: Costantino Conte, 2nd Alternate

Chairwoman, Lou Ann Visotcky - Aye
Vice Chairman, Michael Wisnovsky – Aye
Gracie Williams - Aye
James Clark – Aye
Michael Garcia - Aye
Peter Santacroce, 1st Alternate – Aye
Costantino Conte, 2nd Alternate - Aye
Motion Approved.

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

Motion to close the Work Session.

Moved: Gracie Williams
Second: Peter Santacroce, 1st Alternate

Chairwoman, Lou Ann Visotcky - Aye
Vice Chairman, Michael Wisnovsky – Aye
Gracie Williams - Aye
James Clark – Aye
Michael Garcia - Aye
Peter Stantacroce, 1st Alternate- Aye
Costantino Conte, 2nd Alternate - Aye
Motion Approved.

Respectfully submitted,

Alyssa A. Cimino
Planning Board Secretary

Approved at the meeting on June 23, 2022.

ALYSSA A. CIMINO
Planning Board Secretary

PLANNING BOARD, CITY OF GARFIELD
MINUTES OF THE REGULAR MEETING
Conducted on March 24, 2022

The Regular Meeting was called to order by Chairwoman Visotcky at 7:01 p.m. who thereupon read the statement required by the Open Public Meeting Act. Secretary called the roll.

ROLL CALL:

Chairwoman, Lou Ann Visotcky
Vice Chairman, Michael Wisnovsky
James Clark
Michael Garcia
Gracie Williams
Peter Santacroce, 1st Alternate
Costantino Conte, 2nd Alternate

Absent:

Mayor Richard Rigoglioso
Councilman, Romi Herrera
Dan Golabek
Anthony Barckett

Others present were:

Alyssa A. Cimino, Esq., Attorney/Secretary of the Planning Board
Carl O'Brien, Planning Board Engineer
David Juzmeski, Planning Board Planner
Thomas Davis, Gregory Associates
Gabriel Bailer, DMR Architects
Beth Calderone, Certified Court Reporter

(Flag Salute)

SUNSHINE LAW: Read by Chairwoman Lou Ann Visotcky
PUBLIC LAW 1975 CHAPTER 231 "OPEN PUBLIC MEETING ACT" PUBLIC
HEARING: November 27, 2021 Council Chambers, City Hall Commencing at 7:00 p.m.

New Business

1. Hearing to approve the Study conducted by DMR Architects examining whether the properties located at 252 Midland Avenue, also known as Block 58, Lot 3, as shown on the Official Tax Map of the City of Garfield should be determined to be an area in need of redevelopment, specifically a Non-Condensation Redevelopment Area, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.

Gabe Bailer, Planner – sworn. Mr. Bailer testified that the property meets three of the criteria for redevelopment. 1) Buildings are substandard, unsafe, unsanitary, dilapidated or obsolescent, not conducive to wholesome living or working conditions. 2) Abandoned or discontinued

commercial or industrial purposes for at least two consecutive years. 3) Buildings or improvements with dilapidation, faulty arrangement, deleterious land use that are detrimental to the public health, safety and welfare.

Mr. Bailer testified that the property is .29 acres consisting of a vacant restaurant and accessory parking lot. The building is substandard and unsafe and has been vacant for at least two consecutive years. The building is dilapidated and the parking lot is a faulty arrangement with a dead end and no turn around area. Also, the roof is in poor condition, there are missing areas of canopy at the entrance, and the gutter drains stormwater directly onto the public sidewalk.

The Chairwoman asked for a motion to open the meeting to the public.

Motion to open the meeting to the public.

Moved: James Clark

Second: Vice Chairman, Michael Wisnovsky

Chairwoman, Lou Ann Visotcky – Aye

Vice Chairman, Michael Wisnovsky – Aye

Gracie Williams - Aye

James Clark – Aye

Michael Garcia – Aye

Peter Santacroce, 1st Alternate – Aye

Costantino Conte, 2nd Alternate – Aye

Motion Approved.

Cathy Mazzola from the public stated that she is the current owner of the property. She stated that the property has been under contract and it will close within the next few month. It has been bought by a developer that is going to demolish the building.

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

Motion to close the Public Session

Moved: Michael Garcia

Second: James Clark

Chairwoman, Lou Ann Visotcky – Aye

Vice Chairman, Michael Wisnovsky – Aye

Gracie Williams - Aye

James Clark – Aye

Michael Garcia – Aye

Peter Santacroce, 1st Alternate – Aye

Costantino Conte, 2nd Alternate – Aye

Motion Approved.

The Chairwoman asked for a motion to adopt the Preliminary Investigation Report for 252 Midland Avenue.

Motion to adopt the Preliminary Investigation Report dated March, 2022 (252 Midland Ave.).

Moved: Michael Garcia
Second: Peter Santacroce, 1st Alternate

Chairwoman, Lou Ann Visotcky – Aye
Vice Chairman, Michael Wisnovsky – Aye
Gracie Williams - Aye
James Clark – Aye
Michael Garcia – Aye
Peter Santacroce, 1st Alternate – Aye
Costantino Conte, 2nd Alternate - Aye
Motion Approved.

2. Hearing on an Ordinance to amend Part II, General Legislation, Chapter 100, Cannabis, of the revised general ordinances of the City of Garfield, permitting the municipality to impose a transfer tax on the sale of cannabis or cannabis items by a cannabis establishment located in the municipality.

The Chairwoman noted that there is a typo on page 11, number 2 of the Ordinance draft. The term “Township” should be corrected to read “City”.

The Chairwoman asked for a motion to adopt the Ordinance.

Motion to adopt Ordinance to Amend Part II, General Legislation, Chapter 100, Cannabis.

Moved: Michael Garcia
Second: Gracie Williams

Chairwoman, Lou Ann Visotcky – Aye
Vice Chairman, Michael Wisnovsky – Aye
Gracie Williams - Aye
James Clark – Aye
Michael Garcia – Aye
Peter Santacroce, 1st Alternate – Aye
Costantino Conte, 2nd Alternate - Aye
Motion Approved.

The Chairwoman asked for a motion to close the meeting.

Motion to close meeting.

Moved: Vice Chairman, Michael Wisnovsky
Second: James Clark

Chairwoman, Lou Ann Visotcky – Aye
Vice Chairman, Michael Wisnovsky – Aye
Gracie Williams - Aye
James Clark – Aye
Michael Garcia – Aye
Peter Santacroce, 1st Alternate – Aye
Costantino Conte, 2nd Alternate - Aye
Motion Approved.

Respectfully submitted,

Alyssa A. Cimino
Planning Board Secretary

Approved at the meeting on June 23, 2022.

ALYSSA A. CIMINO
Planning Board Secretary

PLANNING BOARD, CITY OF GARFIELD
MINUTES OF THE WORK SESSION
Conducted on May 26, 2022

The work session was called to order by Vice Chairman Wisnovsky 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:

Councilman, Romi Herrera
Vice Chairman, Michael Wisnovsky
James Clark
Dan Golabek
Costantino Conte, 2nd Alternate

Absent:

Mayor Richard Rigoglioso
Chairwoman, Lou Ann Visotcky
Gracie Williams
Michael Garcia
Peter Santacroce, 1st Alternate

Others present were:

Alyssa A. Cimino, Esq., Attorney/Secretary of the Planning Board
Carl O'Brien – Planning Board Engineer
David Juzmeski, Planning Board Planner
Beth Calderone, Certified Court Reporter

The Vice Chairman asked if there were any bills or correspondence.

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

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

Motion to close the Work Session.

Moved: Councilman Romi Herrera
Second: James Clark

Councilman Romi Herrera - Aye
Vice Chairman, Michael Wisnovsky – Aye
James Clark – Aye
Dan Golabek - Aye
Costantino Conte, 2nd Alternate - Aye
Motion Approved.

Respectfully submitted,

Alyssa A. Cimino
Planning Board Secretary

Approved at the meeting on June 23, 2022.

ALYSSA A. CIMINO
Planning Board Secretary

PLANNING BOARD, CITY OF GARFIELD
MINUTES OF THE REGULAR MEETING
Conducted on May 26, 2022

The Regular Meeting was called to order by Vice Chairman Wisnovsky 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 – Joined the meeting at 8:45 p.m.
Councilman, Romi Herrera
Vice Chairman, Michael Wisnovsky
James Clark
Dan Golabek
Costantino Conte, 2nd Alternate

Absent:

Chairwoman, Lou Ann Visotcky
Gracie Williams
Michael Garcia
Peter Santacroce, 1st Alternate

Others present were:

Alyssa A. Cimino, Esq., Attorney/Secretary of the Planning Board
Carl O'Brien, Planning Board Engineer
David Juzmeski, Planning Board Planner
Gabriel Bailer, DMR Architects
Beth Calderone, Certified Court Reporter

(Flag Salute)

SUNSHINE LAW: Read by Vice Chairman Michael Wisnovsky
PUBLIC LAW 1975 CHAPTER 231 "OPEN PUBLIC MEETING ACT" PUBLIC
HEARING: November 27, 2021 Council Chambers, City Hall Commencing at 7:00 p.m.

New Business

1. Hearing on application to record a new Subdivision Deed for property known as Block 106, Lot 11.02 as shown on the Official Tax Map of the City of Garfield, more commonly known as 89 Summit Avenue.

Thomas Duch, Esq. – sworn. Mr. Duch testified that the property subdivision was previously approved by the Planning Board on August 25, 2005. However, the Deed that was recorded contained an incorrect metes and bounds description. The corrected Subdivision Deed has been examined by a title company and they have affirmed that the description is correct and the format of the Deed is correct. The applicant ask that the Board reaffirm that in order to record the correct Deed.

The Vice Chairman asked for a motion to open the meeting to the public regarding this application.

Motion to open the meeting to the public.

Moved: Councilman Romi Herrera
Second: Dan Golabek

Councilman Romi Herrera - Aye
Vice Chairman, Michael Wisnovsky – Aye
James Clark – Aye
Dan Golabek – Aye
Costantino Conte, 2nd Alternate – Aye
Motion Approved.

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

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

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

Motion to close the Public Session

Moved: James Clark
Second: Councilman Romi Herrera

Councilman Romi Herrera – Aye
Vice Chairman, Michael Wisnovsky – Aye
James Clark – Aye
Dan Golabek – Aye
Costantino Conte, 2nd Alternate – Aye
Motion Approved.

The Vice Chairman asked for a motion to approve Subdivision Deed for 89 Summit Avenue.

Motion to approve the Subdivision Deed for 89 Summit Avenue.

Moved: Dan Golabek
Second: Councilman Romi Herrera

Councilman Romi Herrera – Aye
Vice Chairman, Michael Wisnovsky – Aye
James Clark – Aye
Dan Golabek – Aye
Costantino Conte, 2nd Alternate - Aye
Motion Approved.

2. Hearing on whether to adopt the Redevelopment Plan prepared by Francis Reiner of DMR Architects entitled 933-975 River Drive Redevelopment Plan, dated May, 2022 for property

known as Block 140, Lots 91.01 & 100.01 as shown on the Official Tax Map of the City of Garfield, more commonly known as 933-975 River Drive, Garfield, NJ.

Gabe Bailer, DMR Architects – sworn. The Zone for this property is B2. The redevelopment plan supersedes the underlying zoning. A Redevelopment Plan is being required because what is being proposed is a multi-family development with a commercial unit. Multi-family is not permitted in the B2 Zone therefore the redevelopment plan is required.

The Plan proposal consists of 2 buildings, Building ‘A’ and Building ‘B’. Building ‘A’ is a residential building consisting of 24 apartments. The building will be 4 stories with 21 one-bedroom apartments and 3 studio apartments. The ground floor will be parking with 29 spaces, 20 of those spaces will be underneath the residential building. Building ‘B’ will be a 2-story building, 4,832 sq. ft. of commercial space. Building ‘B’ will have a total of 9 parking spaces. Since there is limited parking for the commercial building the Plan proposes professional and office use, pet grooming/day care with no overnight stay. The accessory uses can be lobby, management, leasing office, conference center, community kitchen, package delivery area, recreational facilities, child care, locker/storage, fitness room for tenant use only and tenant self-storage. The minimum unit size for each apartment is 500 sq. ft. for a studio unit and 600 sq. ft. for a one-bedroom. The maximum number of units for this property is 25 units.

Based on the square footage of the commercial building with the number of residential, there is not enough parking on the property. However, the applicant will be required to provide a shared parking analysis study to show that when residents leave their apartments, there will be available parking spaces for the commercial building. The applicant needs to show that this site can accommodate the proposed parking.

Mr. Golabek asked if the Planning Board approves the Redevelopment Plan, when the Site Plan is submitted the applicant will need to prove that their shared parking analysis is sufficient. At that time, the Planning Board can deny the Site Plan.

Mr. Bailer testified that the Planning Board can deny approval of the Site Plan.

Mr. Clark asked Mr. Bailer to confirm that if a resident leaves their parking space, the commercial customers could use their underground parking.

Mr. Bailer testified that there is also parking next to the commercial building. The Site Plan envisions customers use the spaces next the building. However, if there are spaces available customers can park in the residential parking lot during the commercial business hours.

Mr. Clark asked if you have customers park in the residential parking lot, depending on the hours of the commercial building, residents could be returning and not find a parking space in the residential lot. Who is managing that parking lot?

Mr. Bailer testified that there will be a manager living on the premises so he could help with that.

Mr. Clark stated that you may need a parking attendant.

Mr. Bailer testified that he would not say that a parking attendant was needed.

Mr. Clark stated that someone needs to work that out.

Mr. O’Brien asked if any of the parking spaces would be electric charging stations.

Mr. Bailer testified that the redevelopment plan has to comply with the new State regulations, so that's included in the Redevelopment Plan.

Mr. Clark asked if there will be elevators in the building.

Mr. Bailer testified that there are elevators.

Councilman Herrera asked if there are two people in a one-bedroom apartment and each has a car where do they park the second car.

Mr. Bailer testified that the apartments are studio and one-bedroom so most likely there won't be two cars, but I'm not denying that could be a possibility.

Mr. Golabek asked the Board Planner what his thoughts were regarding this Redevelopment Plan.

Mr. Juzmeski stated that parking is a concern. It would be great to have one unit per parking space underneath the building. We'll have to wait to see the results of the Shared Parking analysis. The Board may have to put a strict time frame on the commercial building to make it work.

Mr. O'Brien stated that from an engineering perspective parking is an issue. Having some of the parking underneath the residential building with the rest of the parking on the other side of the commercial building is a concern. When the Site Plan is presented to the Board they will also have to look at circulation, delivery circulation and garbage truck circulation. All of that is concerning because it's a tight space. If they get all the permitting with the DEP, they will have to be looking at the flood elevation for today and for the year 2100, pursuant to additional DEP requirements coming out soon.

The Vice Chairman asked if there were any other questions for Mr. Bailer. There were no other questions.

The Vice Chairman asked for a motion to approve the Redevelopment Plan with the following recommendations: 1) provide additional parking; 2) when the developer goes to Site Plan all DEP permits be in place; 3) generator; 4) elevator and 5) reduce the size of the footprint.

Motion to approve Redevelopment Plan, with recommendations (933-975 River Drive).

Moved: Councilman Romi Herrera

Second: Dan Golabek

Councilman Romi Herrera – Aye

Vice Chairman, Michael Wisnovsky – Aye

James Clark – Aye

Dan Golabek – Aye

Costantino Conte, 2nd Alternate - Aye

Motion Approved.

3. Hearing on Resolution R-220-22 of the Garfield City Council to examine whether the property known as Block 88.01, Lots 1 & 9, and Block 89, Lots 17 & 19, as shown on the Official Tax Map of the City of Garfield, more commonly known as 337, 342, 350 and 351

Midland Avenue, should be determined to be an area in need of redevelopment, specifically a Non-Condensation Redevelopment area pursuant to the Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1, et seq.

The Board discussed the actual locations of the property listed on the City Council resolution.

Mr. Golabek stated that it is the former TD Bank property.

The Vice Chairman asked for a motion to approve this resolution.

Motion to approve City Council Resolution R-220-22 (337, 342, 350 & 351 Midland Avenue).

Moved: Dan Golabek

Second: Councilman Romi Herrera

Councilman Romi Herrera – Aye

Vice Chairman, Michael Wisnovsky – Aye

James Clark – Aye

Dan Golabek – Aye

Costantino Conte, 2nd Alternate - Aye

Motion Approved.

4. Hearing on Resolution R-221-22 of the Garfield City Council to examine whether the property known as Block 34.01, Lot 10 and Block 31.01, Lot 9.01, as shown on the Official Tax Map of the City of Garfield, more commonly known as 41-42 Hepworth Place, should be determined to be an area in need of redevelopment, specifically a Non-Condensation Redevelopment area pursuant to the Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1, et seq.

The Vice Chairman asked for a motion to approve this resolution.

Motion to approve City Council Resolution R-221-22 (41-42 Hepworth Place).

Moved: Dan Golabek

Second: Vice Chairman Michael Wisnovsky

Councilman Romi Herrera – Aye

Vice Chairman, Michael Wisnovsky – Aye

James Clark – Aye

Dan Golabek – Aye

Costantino Conte, 2nd Alternate - Aye

Motion Approved.

5. Hearing on Resolution R-222-22 of the Garfield City Council to examine whether the property known as Block 19.01, Lots 47 & 49, as shown on the Official Tax Map of the City of Garfield, more commonly known as 22 & 26 Garfield Avenue, should be determined to be an area in need of redevelopment, specifically a Non-Condensation Redevelopment area pursuant to the Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1, et seq.

The Vice Chairman asked for a motion to approve this resolution.

Motion to approve City Council Resolution R-222-22 (22-26 Garfield Avenue).

Moved: Dan Golabek
Second: Councilman Romi Herrera

Councilman Romi Herrera – Aye
Vice Chairman, Michael Wisnovsky – Aye
James Clark – Aye
Dan Golabek – Aye
Costantino Conte, 2nd Alternate - Aye
Motion Approved.

6. Hearing on Resolution R-240-22 of the Garfield City Council introducing Ordinance #2937 First Reading to amend Part II, General Legislation, Chapter 341, Zoning, Article XI, Parking Spaces and Loading Berths, of the revised General Ordinances of the City of Garfield.

The Planning Board has no comments regarding this resolution.

7. Hearing on Resolution R-266-22 of the Garfield City Council authorizing the Planning Board to conduct a review of Ordinance 2937, an Ordinance to amend Part II, General Legislation, Chapter 341, Zoning, Article XI, Parking Spaces and Loading Berths, of the revised General Ordinances of the City of Garfield.

The Planning Board has no comments regarding this resolution.

8. Hearing on Resolution R-239-22 of the Garfield City Council introducing Ordinance #2934 First Reading adopting the 297-301 Passaic Street 2022 Passaic Street Redevelopment Plan for Block 41, Lots 9 & 11, also known as 297-301 Passaic Street which has been designated as a Non-Condemnation Redevelopment Area pursuant to N.J.S.A. 40A:12A-1 et seq.

The Planning Board has no comments regarding this resolution.

9. Hearing on first reading of Garfield City Council Ordinance to provide for the amendment of Part II, General Legislation, Chapter 100, Cannabis of the revised General Ordinances of the City of Garfield.

The Planning Board has no comments regarding this ordinance.

The Vice Chairman asked for a motion to approve the minutes from the meeting held on February 24, 2022.

Motion to approve the Minutes of the Meeting held on February 24, 2022.

Moved: Vice Chairman Michael Wisnovsky
Second: James Clark

Mayor Richard Rigoglioso – Aye
Councilman Romi Herrera – Aye
Vice Chairman, Michael Wisnovsky – Aye
James Clark – Aye
Dan Golabek – Aye
Motion Approved.

Resolutions

- a) Resolution memorializing approval of the Study conducted by Gregory Associates examining whether the property located at 67-69, 73 & 77 Passaic St., also know as Block 24.01, Lots 5.01, 8 & 10 as shown on the Official Tax Map of the City of Garfield, should be determined to be an area in need of redevelopment, specifically a Non-Condensation Redevelopment area pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.

Motion to memorialize Resolution PB-03-2022 approving the Study by Gregory Associates (67-69, 73 & 77 Passaic Street).

Moved: Dan Golabek
Second: Councilman Romi Herrera

Mayor Richard Rigoglioso – Aye
Councilman Romi Herrera – Aye
Vice Chairman, Michael Wisnovsky – Aye
James Clark – Aye
Dan Golabek – Aye
Motion Approved.

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

Motion to close meeting.

Moved: Councilman Romi Herrera
Second: James Clark

Mayor Richard Rigoglioso – Aye
Councilman Romi Herrera – Aye
Vice Chairman, Michael Wisnovsky – Aye
James Clark – Aye
Dan Golabek - Aye
Costantino Conte, 2nd Alternate - Aye
Motion Approved.

Respectfully submitted,

Alyssa A. Cimino
Planning Board Secretary

Approved at the meeting on June 23, 2022.

ALYSSA A. CIMINO
Planning Board Secretary