

City of Garfield
Garfield Planning Board
Regular Meeting, October 26, 2017

In the matter of:
Regularly Scheduled Meeting on October 26, 2017

Commencement of Meeting 7:30pm

The Garfield Planning Board:
Mayor Richard Rigoglioso
Councilwoman, Erin Delaney
Chairman, James Clark
Vice Chairman, Michael Wisnovsky
Michael Garcia
Gracie Williams
Richard Derrig
Gerald Walis
Marie Scanella
Daniel Tummillo, 1st Alternate
Lou Ann Visotcky, 2nd Alternate

Appearance:
Alyssa Cimino, ESQ., Attorney to the Board
Sue Bischoff, Certified Court Reporter

GARFIELD PLANNING BOARD MEETING CALLED TO ORDER: 8:00PM

ROLL CALL:

Mayor Richard Rigoglioso
Councilwoman, Erin Delaney
Chairman, James Clark
Vice Chairman, Michael Wisnovsky
Michael Garcia
Gracie Williams
Richard Derrig
Gerald Walis
Daniel Tummillo, 1st Alternate
Lou Ann Visotcky, 2nd Alternate

Absent:
Marie Scanella

(Flag Salute)

SUNSHINE LAW: Read by Chairman James Clark

PUBLIC LAW 1975 CHAPTER 231 "OPEN PUBLIC MEETING ACT" PUBLIC HEARING: October 26, 2017 Council Chambers, City Hall Commencing at 8:00pm.

Motion to approve minutes of August 24, 2017.

All in Favor

Motion approved

Motion to remove Marie Scanella, Class IV Board member for lack of attendance at Board Meetings.

Moved: Erin Delaney

Second: Gracie Williams

Mayor Richard Rigoglioso - Aye
Councilwoman Erin Delaney – Aye
Chairman, James Clark – Aye
Vice Chairman, Michael Wisnovsky - Aye
Michael Garcia – Aye
Gracie Williams – Aye
Richard Derrig – Aye
Gerald Walis – Aye
Daniel Tummillo – Aye
Lou Ann Visotcky - Aye

Motion approved.

Continuation of hearing on

A RESOLUTION AUTHORIZING AND DIRECTING THE PLANNING BOARD OF THE CITY OF GARFIELD, COUNTY OF BERGEN, STATE OF NEW JERSEY TO EXAMINE WHETHER THE PROPERTIES KNOWN AS BLOCK 14.02, LOTS 1, 4.01 & 4.02, BLOCK 14.01, LOT 47, BLOCK 12, LOTS 1,2,5,6,7,8 & 9, BLOCK 11, LOTS 1,3,5,7 & 8, BLOCK 10, LOTS 1 & 3, BLOCK 9, LOTS 1,2 & 23, BLOCK 25, (Entire Block) LOTS 1,2,5,6,8,9,10,11,13,14,17,18,20,21,22,24,25-29 & 31, BLOCK 26, (Entire Block) LOTS 1,3,5,6,8,9,12 & 14, BLOCK 27, (Entire Block) LOTS 1,5,8,10-16 & 18-22, 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 CONDEMNATION REDEVELOPMENT AREA, PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.

Anthony Della Pelle, Esq., appearing on behalf of Interstate Waste Services Holding Company, Inc.

Peter G. Steck, P.P. sworn on behalf of Interstate Waste Services Holding Company, Inc., Direct examination of Peter G. Steck, P.P. conducted by Anthony Della Pelle, Esq. regarding Lot 16.01 in Block 48.02 and Lot 41 in Block 34.02.

Testimony of Peter G. Steck, P.P. regarding the balance of the study area placed on the record.

Testimony of John Szabo, P.P./A.I.C.P. in response and opposition to the testimony Peter G. Steck placed on the record.

John Szabo will prepare Addendum to his report *Area In Need of Redevelopment Study* dated May 2, 2017 memorializing his testimony and incorporating corrections to the May 2, Report.

Public Portion Opened.

Sworn Testimony of Mr. Halsch, President of Greater Bergen Community Action, Inc., placed on the record.

Members of the public placed their sworn testimony on the record.

Motion to close Public portion.

Moved: Richard Derrig

Second: Michael Wisnovsky

Mayor Richard Rigoglioso - Aye

Councilwoman Erin Delaney – Aye

Chairman, James Clark – Aye

Vice Chairman, Michael Wisnovsky – Aye

Michael Garcia – Aye

Gracie Williams – Aye

Richard Derrig – Aye

Gerald Walis – Aye

Daniel Tummillo – Aye

Lou Ann Visotcky - Aye

Motion approved.

Motion to approve Resolution 17-288 of the Garfield City Council

to examine whether the property known as Block 119.04 Lot 1 as shown on the Official Tax Map of the City of Garfield, more commonly known as 394 Outwater Lane, Columbus Park 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.

Moved: Erin Delaney

Second: Gerald Walis

Mayor Richard Rigoglioso - Aye

Councilwoman Erin Delaney – Aye

Vice Chairman, Michael Wisnovsky – Aye

Michael Garcia – Aye

Gracie Williams – Aye

Richard Derrig – Aye

Gerald Walis – Aye

Lou Ann Visotcky - Aye

Abstentions:

Chairman, James Clark – Abstain

Daniel Tummillo – Abstain

Motion Approved

Motion to approve Resolution 17-289 of the Garfield City Council

to examine whether the 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 141 Lanza Avenue, should be determined to be an area in need of redevelopment, specifically a Condemnation Redevelopment area pursuant to the Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1, et seq.

Moved: Erin Delaney

Second: Richard Rigoglioso

Mayor Richard Rigoglioso - Aye

Councilwoman Erin Delaney – Aye

Chairman, James Clark – Aye

Vice Chairman, Michael Wisnovsky – Aye

Michael Garcia – Aye

Gracie Williams – Aye

Richard Derrig – Aye

Gerald Walis – Aye

Daniel Tummillo – Aye

Lou Ann Visotcky - Aye

Motion Approved

Motion to appoint and direct Bridgette Bogart, Planning & Design Professionals,

LLC (“Bogart”), to perform a study of the area consisting of properties located on Block 203.01, Lot 50.01, to determine if the delineated area is in need of redevelopment; and that Bogart shall be remunerated at the flat fee of \$2500 for services outlined in Article 1A-D of the Contract For Services attached to the resolution as Exhibit A, and an hourly rate of no more than \$150.00 per hour with a professional fee not to exceed \$150.00.

Moved: Richard Rigoglioso

Second: Gracie Williams

Mayor Richard Rigoglioso - Aye

Councilwoman Erin Delaney – Aye

Chairman, James Clark – Aye

Vice Chairman, Michael Wisnovsky – Aye

Michael Garcia – Aye

Gracie Williams – Aye

Richard Derrig – Aye

Gerald Walis – Aye

Daniel Tummillo – Aye
Lou Ann Visotcky - Aye
Motion Approved

Motion to appoint and direct Bridgette Bogart, Planning & Design Professionals, LLC (“Bogart”), to perform a study of the area consisting of Properties located on Block 119.04, Lot 1, to determine if the delineated area is in need of redevelopment; and that Bogart shall be remunerated at the flat fee of \$2500 for services outlined in Article 1A-D of the Contract For Services attached to the resolution as Exhibit A, and an hourly rate of no more than \$150.00 per hour with a professional fee not to exceed \$150.00.

Moved: Erin Delaney
Second: Richard Rigoglioso

Mayor Richard Rigoglioso - Aye
Councilwoman Erin Delaney – Aye
Vice Chairman, Michael Wisnovsky – Aye
Michael Garcia – Aye
Gracie Williams – Aye
Richard Derrig – Aye
Gerald Walis – Aye
Lou Ann Visotcky – Aye

Abstentions:
Chairman, James Clark – Abstain
Daniel Tummillo – Abstain

Motion Approved

Motion to Close Meeting.

Moved: Daniel Tummillo
Second: Richard Rigoglioso

Mayor Richard Rigoglioso - Aye
Councilwoman Erin Delaney – Aye
Chairman, James Clark – Aye
Vice Chairman, Michael Wisnovsky – Aye
Michael Garcia – Aye
Gracie Williams – Aye
Richard Derrig – Aye
Gerald Walis – Aye
Daniel Tummillo – Aye
Lou Ann Visotcky - Aye
Motion approved.