

PLANNING BOARD, CITY OF GARFIELD
MINUTES OF THE WORK SESSION
Conducted on January 25, 2018

The work session was called to order by Chairman Clark at 7:30 p.m. who thereupon read the statement required by the Open Public Meeting Act. Secretary called the roll.

WORK SESSION ROLL CALL:

Chairman, James Clark
Richard Derrig
Michael Garcia
Gracie Williams
Gerald Walis
Daniel Tummillo
Lou Ann Visotcky, 1st Alternate
Peter Santacroce, 2nd Alternate

Absent:

Mayor Richard Rigoglioso
Councilwoman, Erin Delaney
Vice Chairman, Michael Wisnovsky

Others present were:

Alyssa A. Cimino, Esq., Attorney/Secretary of the Planning Board
Dennis Harrington, Engineer

The Chairman stated that this was the work session of the Garfield Planning Board. The Chairman asked if there was any correspondence. The Secretary stated that there was no correspondence. The Chairman then requested bills of the Board be presented. The Secretary stated that there were no bills at this time.

The Chairman requested a motion to approve the Minutes of the meeting held on December 14, 2017.

Motion to approve Minutes of December 14, 2017.

Moved: Gracie Williams
Second: Lou Ann Visotcky

Chairman, James Clark – Aye
Michael Garcia – Aye
Gracie Williams - Aye
Richard Derrig – Aye
Gerald Walis – Aye
Daniel Tummillo - Aye

Lou Ann Visotcky – Aye
Peter Santacroce - Aye
Motion Approved.

Minutes of December 14, 2017 Planning Board Meeting approved.

The Chairman requested a motion to close the work session.

Motion to close work session.

Moved: Gracie Williams
Second: Lou Ann Visotcky

Chairman, James Clark – Aye
Michael Garcia– Aye
Gracie Williams - Aye
Richard Derrig – Aye
Gerald Walis – Aye
Daniel Tummillo - Aye
Lou Ann Visotcky – Aye
Peter Santacroce - Aye
Motion Approved.

Respectfully submitted,



Alyssa A. Cimino
Planning Board Secretary

Approved at the meeting on March 22, 2018



ALYSSA A. CIMINO
Planning Board Secretary

PLANNING BOARD, CITY OF GARFIELD
MINUTES OF THE REGULAR MEETING
Conducted on January 25, 2018

The Regular Meeting was called to order by Chairman Clark at 8:00 p.m. who thereupon read the statement required by the Open Public Meeting Act. Secretary called the roll.

Mayor Richard Rigoglioso (appeared at 8:20 p.m.)
Chairman, James Clark
Richard Derrig
Michael Garcia
Gracie Williams
Gerald Walis
Daniel Tummillo,
Lou Ann Visotcky, 1st Alternate
Peter Santacroce, 2nd Alternate

Absent:

Councilwoman, Erin Delaney
Vice Chairman, Michael Wisnovsky

Others present were:

Alyssa A. Cimino, Esq., Attorney/Secretary of the Planning Board
Dennis Harrington, Engineer
Gary Paparozzi, City of Garfield Planner

The Chairman stated that the first order of business for 2018 was a reorganization of the Planning Board. The Chairman requested a motion to appoint a Chairman for the Planning Board.

Motion to appoint James Clark as Planning Board Chairman.

Moved: Gracie Williams
Second: Richard Derrig

Chairman, James Clark – Aye
Michael Garcia– Aye
Gracie Williams - Aye
Richard Derrig – Aye
Gerald Walis – Aye
Daniel Tummillo - Aye
Lou Ann Visotcky – Aye
Peter Santacroce - Aye
Motion Approved.

The Chairman then requested a motion to appoint a Vice Chairman for the Planning Board. Mike Wisnovsky was nominated, however the Chairman stated that Mike Wisnovsky was not present to accept the nomination. Daniel Tummillo moved to nominate Gracie Williams Vice-Chair.

Motion to appoint Gracie Williams as Planning Board Vice Chairman.

Moved: Daniel Tummillo
Second: Lou Ann Visotcky

Chairman, James Clark – Aye
Michael Garcia– Aye
Gracie Williams - Aye
Richard Derrig – Aye
Gerald Walis – Aye
Daniel Tummillo - Aye
Lou Ann Visotcky – Aye
Peter Santacroce - Aye
Motion Approved.

The Chairman requested a motion to appoint an Attorney/Secretary for the Planning Board.

Motion to appoint Alyssa Cimino as Planning Board Attorney/Secretary.

Moved: Daniel Tummillo
Second: Gerald Walis

Chairman, James Clark – Aye
Michael Garcia– Aye
Gracie Williams - Aye
Richard Derrig – Aye
Gerald Walis – Aye
Daniel Tummillo - Aye
Lou Ann Visotcky – Aye
Peter Santacroce - Aye
Motion Approved.

The Chairman requested a motion to appoint a Planning Board Engineer.

Motion to appoint Boswell Engineering as Planning Board Engineer.

Moved: Gracie Williams
Second: Richard Derrig

Chairman, James Clark – Aye

Michael Garcia– Aye
Gracie Williams - Aye
Richard Derrig – Aye
Gerald Walis – Aye
Daniel Tummillo - Aye
Lou Ann Visotcky – Aye
Peter Santacroce - Aye
Motion Approved.

The Chairman requested a motion to appoint a Special Project Engineer for the Planning Board.

Motion to appoint Boswell Engineering as Planning Board Special Project Engineer.

Moved: Gracie Williams
Second: Gerald Walis

Chairman, James Clark – Aye
Michael Garcia– Aye
Gracie Williams - Aye
Richard Derrig – Aye
Gerald Walis – Aye
Daniel Tummillo - Aye
Lou Ann Visotcky – Aye
Peter Santacroce - Aye
Motion Approved.

The Chairman requested a motion to appoint a Planner for the Planning Board. The two applicants for this position are Gary Paparozzi and Burgis Associates.

Motion to appoint Gary Paparozzi as Planning Board Planner.

Moved: Richard Derrig
Second: Daniel Tummillo

Chairman, James Clark – Aye
Michael Garcia– Aye
Gracie Williams - Aye
Richard Derrig – Aye
Gerald Walis – Aye
Daniel Tummillo - Aye
Lou Ann Visotcky – Aye
Peter Santacroce - Aye
Motion Approved.

The Chairman requested a motion to appoint a Court Reporter for the Planning Board.

Motion to appoint Beth Calderone, Sue Bischoff and others as Planning Board Court Reporter.

Moved: Lou Ann Visotcky
Second: Gracie Williams

Chairman, James Clark – Aye
Michael Garcia– Aye
Gracie Williams - Aye
Richard Derrig – Aye
Gerald Walis – Aye
Daniel Tummillo - Aye
Lou Ann Visotcky – Aye
Peter Santacroce - Aye
Motion Approved.

The Chairman indicated that the next order of business will be resolutions. The Chairman requested an amended resolution to correct typographical errors to adopt the First Ward Area in Need of Redevelopment Study prepared by Burgis Associates, Inc. dated May 2, 2017 and the Addendum thereto dated November 2, 2017 designating the lots and blocks commonly known as Block 34.01, Lot 10; Block 24.01, all Lots; Block 24.02, all Lots; Block 34.02, all Lots; Block 31.01, Lots 9.01 & 10; Block 31.02, all Lots; Block 48.02, all Lots and vacated portion of Hepworth Place, as shown on the Official Tax Map of the City of Garfield as an area in need of redevelopment, specifically condemnation redevelopment area pursuant to N.J.S.A. 40:55D-26 and N.J.S.A. 40A:12A-1 et. seq. The Chairman requested a motion to approve the resolution to correct typographical errors.

Motion to approve corrections to the aforementioned Resolution.

Moved: Michael Garcia
Second: Richard Derrig

Chairman, James Clark – Aye
Michael Garcia– Aye
Gracie Williams - Aye
Richard Derrig – Aye
Gerald Walis – Abstain
Daniel Tummillo - Aye
Lou Ann Visotcky – Aye
Peter Santacroce - Aye
Motion Approved.

The Chairman requested a motion to approve Hearing on Resolution No. 18-017 adopted by the Garfield City Council on January 9, 2018 for Zoning Board Change Proposal initiated by Robert Schultz to change Block 212, Lot 40.02 known as 439 Harrison Avenue and Block 212,

Lot 40.01 known as 441 Harrison Avenue from Zone CA to Zone R-1. Robert Schultz clarified that the location was the site where the old water tower stood and the resolution would split the lots and leave a small lot for the tower and a bigger lot for a building. The Chairman then called for a motion.

Motion to approve Resolution No. 18-017.

Moved: Gerald Walis
Second: Richard Derrig

Chairman, James Clark – Aye
Michael Garcia– Aye
Gracie Williams - Aye
Richard Derrig – Aye
Gerald Walis – Aye
Daniel Tummillo - Aye
Lou Ann Visotcky – Aye
Peter Santacroce - Aye
Motion Approved.

The Chairman requested a motion to approve Hearing to Amend the City Zoning Ordinance of the City of Garfield, entitled “Zoning” to create §341-13 (G), entitled “Prohibited Uses in Any District”, which shall read as follows: The sale of marijuana and paraphernalia associated with marijuana use is hereby prohibited within the City of Garfield. The Chairman then called for a motion.

Motion to approve creation of Resolution §341-13 (G).

Moved: Michael Garcia
Second: Gracie Williams

Chairman, James Clark – Aye
Michael Garcia– Aye
Gracie Williams - Aye
Richard Derrig – Aye
Gerald Walis – Aye
Daniel Tummillo - Aye
Lou Ann Visotcky – Aye
Peter Santacroce - Aye
Motion Approved.

The Chairman requested a motion to approve Hearing on Resolution No. 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. and to adopt the Report of Bridgett Bogart Planning and Design Professional, LLC, entitled determination of area in need of redevelopment dated November 29, 2017. Bridgett Bogart addressed the Board regarding a Planners Report she received objecting to the designation and analysis that she had prepared for the Planning Board. Ms. Bogart indicated that she had reviewed the Planners Report and determined that there were some questions that needed to be investigated in order to provide the Board with all of the facts necessary to make their decision. Ms. Bogart asked the Board for more time to do some background research and address some of the questions raised, then report back to the Board with an amended designation report. John J. Curley, representing Central Bergen Property, the property designated in the report, addressed the Board. Mr. Curley had no objection to the request made by Ms. Bogart. The Chairman asked for a motion to be made for an adjournment of the 141 Lanza Ave. redevelopment vote until March 22, 2018 Planning Board Meeting.

Motion to approve adjournment of Resolution No. 17-289 (141 Lanza Ave. redevelopment) until March 22, 2018 Planning Board Meeting.

Moved: Daniel Tummillo
Second: Richard Derrig

Mayor, Richard Rigoglioso – Aye
Chairman, James Clark – Aye
Michael Garcia– Aye
Gracie Williams - Aye
Richard Derrig – Aye
Gerald Walis – Aye
Daniel Tummillo - Aye
Lou Ann Visotcky – Aye
Peter Santacroce - Aye
Motion Approved.

The Chairman stated the next item to be addressed is a Hearing on Resolution No. 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 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. and to adopt the Report of Bridgett Bogart Planning and Design Professional, LLC, entitled Determination of Area in Need of Redevelopment dated November 29, 2017. Ms. Bogart presented her report dated November 29, 2017 and stated that the report is to determine whether the subject property qualifies as an area in need of redevelopment and placed her findings on the record.

Ms. Bogart continued to explain that this public hearing is being held in order for the Planning Board to determine whether they want to recommend to the Governing Body that the area that has been investigated meets that criteria. Ms. Bogart stated that there are eight criteria listed in the Local Redevelopment and Housing Law and the area being studied only needs to meet one of those criteria. According to Ms. Bogart's report and testimony, the area studied

meets three of the criteria. The Chairman then opened the meeting to the Public. The meeting was opened to the Public and no one appeared. The meeting was then closed to the Public. The Chairman then asked for a motion on Resolution No. 17-288.

Motion to approve Resolution No. 17-288 (Columbus Park redevelopment).

Moved: Mayor, Richard Rigoglioso
Second: Michael Garcia

Mayor, Richard Rigoglioso – Aye
Chairman, James Clark – Abstain
Michael Garcia– Aye
Gracie Williams - Aye
Richard Derrig – Aye
Gerald Walis – Nay
Daniel Tummillo - Nay
Lou Ann Visotcky – Abstain
Peter Santacroce - Abstain
Motion Denied.

The Chairman stated that the next application is a Hearing on an Application from Charles Messina for a subdivision of the property known as Block 149.02, Lot 28 as shown on the Official Tax Map of the City of Garfield, more commonly known as 57 Prospect St., Garfield. Gary Zalarick, Esq. appeared on behalf of the applicant, Charles Messina.

Mr. Zalarick stated that the applicant is seeking a subdivision to divide the lot into two, 50' x 100' lots and that there is currently a single-family house on one of the 50' x 100' lots, which will remain. Mr. Zalarick explained that the applicant plans to build a two-family house on the second lot and that the property is in a zone that permits two-family dwellings. The square footage requirement has also been met. Charles Messina appeared and testified that the information that Mr. Zalarick provided was correct. Mr. Messina also stated that he would comply with all provisions in the engineers report by Dennis Harrington, Planning Board Engineer dated January 22, 2018.

Dennis Harrington indicated that a Letter of Denial was issued by the Zoning Officer because variances are needed. The Letter of Denial dated January 24, 2018 was provided to Mr. Harrington and to the Board.

Thomas G. Stearns, III of GB Engineering, LLC testified that after the property is subdivided only one variance would be created. Mr. Stearns stated that the new building would be a duplex and would have two owners. The Chairman then opened the meeting to the Public. Michele Wojtaszek resident living at 550 Palisade Ave. appeared before the Board to oppose the Application. The Chairman asked if there was anyone else who wanted to testify in the public portion. No one else came forward. The meeting was then closed to the Public.

Gary Paparozzi, Planner for City of Garfield, sited several corrections that need to be made to the plans. The Chairman then asked for a motion on the Application for 57 Prospect St. (with variances).

Motion to approve application for subdivision of 57 Prospect Street.

Moved: Gerald Walis
Second: Gracie Williams

Mayor, Richard Rigoglioso – Abstain
Chairman, James Clark – Aye
Michael Garcia– Aye
Gracie Williams - Aye
Richard Derrig – Abstain
Gerald Walis – Aye
Daniel Tummillo - Aye
Lou Ann Visotcky – Abstain
Peter Santacroce - Abstain
Motion Approved.

The Chairman stated that the next item was a Hearing on a Development Application from Mehtis, LLC for minor subdivision of Block 153, Lot 15 as shown on the Official Tax Map of the City of Garfield more commonly known as 19 Morris Avenue, Garfield, NJ. Gary Zalarick appeared on behalf of the applicant, Andrew Tisellano. Andrew Tisellano appeared to testify before the Board. At this time the Chairman indicated that the Application has a technical deficiency and the Hearing on this Application would need to be postponed. The Chairman then asked for a motion for adjourn this application to March 22, 2018.

Motion to adjourn hearing on development application for 19 Morris Avenue.

Moved: Daniel Tummillo
Second: Gracie Williams

Mayor, Richard Rigoglioso – Aye
Chairman, James Clark – Aye
Michael Garcia– Aye
Gracie Williams - Aye
Richard Derrig – Aye
Gerald Walis – Aye
Daniel Tummillo - Aye
Lou Ann Visotcky – Aye
Peter Santacroce - Aye
Motion Approved.

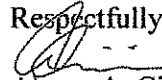
The Chairman then asked for a motion to close the meeting.

Motion to close meeting.

Moved: Michael Garcia
Second: Lou Ann Visotcky

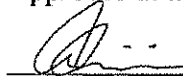
Mayor, Richard Rigoglioso – Aye
Chairman, James Clark – Aye
Michael Garcia– Aye
Gracie Williams - Aye
Richard Derrig – Aye
Gerald Walis – Aye
Daniel Tummillo - Aye
Lou Ann Visotcky – Aye
Peter Santacroce - Aye
Motion Approved.

Respectfully submitted,



Alyssa A. Cimino
Planning Board Secretary

Approved at the meeting on March 22, 2018



ALYSSA A. CIMINO
Planning Board Secretary