

**PLANNING BOARD, CITY OF GARFIELD  
MINUTES OF THE WORK SESSION  
Conducted on March 22, 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:**

Councilwoman, Erin Delaney  
Chairman, James Clark  
Vice Chairwoman, Gracie Williams  
Michael Garcia  
Michael Wisnovsky  
Gerald Walis  
Daniel Tummillo  
Peter Santacroce, 2<sup>nd</sup> Alternate

Absent:

Mayor Richard Rigoglioso  
Richard Derrig  
Lou Ann Visotcky, 1<sup>st</sup> Alternate

Others present were:

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

The Chairman stated that this was the work session of the 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 meeting Minutes of the meeting held on January 25, 2018.

**Motion to approve Minutes of January 25, 2018.**

Moved: Gerald Walis  
Second: Vice Chairwoman, Gracie Williams

Chairman, James Clark – Aye  
Vice Chairwoman, Gracie Williams – Aye  
Michael Garcia – Aye

Michael Wisnovsky – Aye  
Gerald Walis – Aye  
Daniel Tummillo – Aye  
Peter Santacroce, 2<sup>nd</sup> Alternate – Aye  
**Motion Approved.**

The Chairman requested a motion to approve the meeting Minutes of the meeting held on February 22, 2018.

**Motion to approve Minutes of February 22, 2018.**

Moved: Vice Chairwoman, Gracie Williams  
Second: Michael Wisnovsky

Chairman, James Clark – Aye  
Vice Chairwoman, Gracie Williams – Aye  
Michael Garcia – Aye  
Michael Wisnovsky – Aye  
Gerald Walis – Aye  
Daniel Tummillo – Abstain  
Peter Santacroce, 2<sup>nd</sup> Alternate - Aye  
**Motion Approved.**

The Chairman requested a motion for a Special Meeting at 7:00 p.m.

**Motion to approve the motion for a Special Meeting on April 12, 2018 at 7:00 p.m.**

Moved: Michael Garcia  
Second: Vice Chairwoman, Gracie Williams

Councilwoman, Erin Delaney - Aye  
Chairman, James Clark – Aye  
Vice Chairwoman, Gracie Williams – Aye  
Michael Garcia – Aye  
Michael Wisnovsky – Aye  
Gerald Walis – Aye  
Daniel Tummillo – Aye  
Peter Santacroce, 2<sup>nd</sup> Alternate - Aye  
**Motion Approved.**

The Chairman requested a motion to close the work session.

**Motion to close work session.**

Moved: Daniel Tummillo  
Second: Councilwoman, Erin Delaney

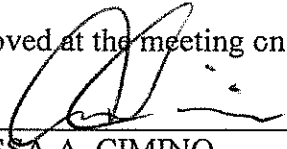
Councilwoman, Erin Delaney – Aye  
Chairman, James Clark – Aye  
Vice Chairwoman, Gracie Williams - Aye  
Michael Garcia – Aye  
Michael Wisnovsky – Aye  
Gerald Walis – Aye  
Daniel Tummillo – Aye  
Peter Santacroce, 2<sup>nd</sup> Alternate - Aye  
**Motion Approved.**

Respectfully submitted,



Alyssa A. Cimino  
Planning Board Secretary

Approved at the meeting on June 28, 2018



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ALYSSA A. CIMINO  
Planning Board Secretary

**PLANNING BOARD, CITY OF GARFIELD  
MINUTES OF THE REGULAR MEETING  
Conducted on March 22, 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  
Councilwoman, Erin Delaney  
Chairman, James Clark  
Vice Chairwoman, Gracie Williams  
Michael Garcia  
Michael Wisnovsky  
Michael Garcia  
Gerald Walis  
Daniel Tummillo  
Peter Santacroce, 2<sup>nd</sup> Alternate

Absent:

Richard Derrig  
Lou Ann Visotcky, 1st Alternate

Others present were:

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

(Flag Salute)

SUNSHINE LAW: Read by Chairman James Clark  
PUBLIC LAW 1975 CHAPTER 231 "OPEN PUBLIC MEETING ACT" PUBLIC  
HEARING: November 16, 2017 Council Chambers, City Hall Commencing at 8:00pm.

The Chairman stated that Old Business to be addressed which is 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. Mr. Zalarick testified that the only variance that the new construction of a 2-family duplex would require is a right of way variance which requires the driveway be 5 feet from the sidewalk. The driveway is 3 feet short of the requirement. Andrew Tisellano was sworn in to testify before the Board. Mr. Tisellano testified that he will comply with all provisions from MAP Engineering as outlined in their letter dated October 10, 2018. Mr. Tisellano also agreed to have the architect, Alan Feld, amend the site plan to move the building back so that the rear yard will be 30 feet and the front yard will be short by less than 6 inches which will eliminate the need for a variance. The revised

site plan must be submitted for approval prior to obtaining building permits. The Chairman then asked for a motion on the Application for 19 Morris Avenue.

**Motion to approve the development application for 19 Morris Avenue.**

Moved: Michael Wisnovsky  
Second: Mayor Richard Rigoglioso

Mayor Richard Rigoglioso - Aye  
Councilwoman, Erin Delaney - Aye  
Chairman, James Clark - Aye  
Vice Chairwoman, Gracie Williams - Aye  
Michael Garcia - Aye  
Michael Wisnovsky - Aye  
Gerald Walis - Aye  
Peter Santacroce, 2nd Alternate - Aye  
**Motion Approved.**

The Chairman then opened the meeting to the Public. No one from the Public appeared.


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

**Motion to close meeting.**

Moved: Councilwoman, Erin Delaney  
Second: Vice Chairwoman, Gracie Williams

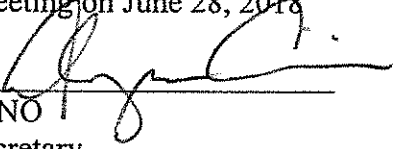
Mayor, Richard Rigoglioso - Aye  
Councilwoman, Erin Delaney  
Chairman, James Clark - Aye  
Vice Chairwoman, Gracie Williams - Aye  
Michael Garcia - Aye  
Michael Wisnovsky - Aye  
Gerald Walis - Aye  
Daniel Tummillo - Aye  
Peter Santacroce, 2nd Alternate - Aye  
**Motion Approved.**

Respectfully submitted,



Alyssa A. Cimino  
Planning Board Secretary

Approved at the meeting on June 28, 2018

  
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ALYSSA A. CIMINO  
Planning Board Secretary