

PLANNING BOARD, CITY OF GARFIELD
MINUTES OF A SPECIAL MEETING
Conducted on April 12, 2018

The Special 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.

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

Absent:

Mayor Richard Rigoglioso
Richard Derrig
Gerald Walis
Daniel Tummillo

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 this meeting was being held regarding a Hearing on an Application from Crystal Holdings, LLC, 474-484 River Drive, Garfield, NJ, Block 109, Lots 2.01, 9.01 and 36 (the "Property") for Amended Site Plan Approval, Variance and Waiver Approval and for related relief. The Applicant previously obtained a site plan approval to construct a 129 space parking lot on the Property to be used as an auxiliary parking lot for the Venetian Catering facility located at 546 River Drive, Garfield, NJ (the "Venetian"). The Applicant now proposes to create a 22 foot wide easement through Block 109, Lots 16.01 (28 Botany Street), 16.02 (498 River Drive) and 12.01 (496 River Drive) that would allow vehicles from the Venetian to access the Property directly from the Venetian without having to access River Drive. The modifications to the property will result in reducing the number of parking spaces to 125 spaces. Andrew Kohut appeared on behalf of the applicant, Crystal Holdings, LLC. Mr. Kohut testified that there would be no changes to the 2 (two) variances approved in the prior application. The engineer,

Bruce Rigg, was sworn in to testify before the Board. Mr. Rigg testified that the parking lot on the revised site plan has the same configuration as the original plan. Mr. Rigg also testified that the landscaper wall on the northerly property line is collapsing and will be replaced. Mr. Rigg then testified that the first change in the front a full concrete sidewalk is proposed, which will be wider, and a concrete curb. Second change is the removal of 3 (three) parking spaces where the driveway is coming in so that there will be access to the two-way traffic through the site to the rear of the property. Mr. Rigg also testified that the plans include additional lighting to the entire driveway and paved area toward Botany St.

The Chairman then opened the meeting to the Public. Tina Ciano of 9 Augusta St., Pequannock, NJ came forward. Her father is the owner of the Masonry Building. Ms. Ciano stated that the survey she has shows the existing chain link fence is on her father's property and the plans for this application shows it on their property. Ms. Ciano stated that her attorney sent a letter to Dominic Caruso's attorney and have not received a response. Ms. Ciano acknowledged that she does not have a problem with the easement. Mr. Rigg stated that he has also been in touch with the other surveyor to resolve this issue but have not received a response. Mr. Kohut stated that he has also been trying to resolve this issue with the attorney and agreed to meet with Ms. Ciano to discuss the matter. Mr. Rigg testified that if the location of the fence was determined to be on the neighboring property, it would actually benefit Crystal Holdings by increasing the width of the driveway.

Susan Slater of 113 Orchard St., Garfield, NJ came forward. Ms. Slater asked if the vehicles having access to Botany St. is the traffic going to exit onto River Dr. or go back into the Venetian parking lot and could traffic go onto Orchard St. from this exit? Mr. Rigg testified that the traffic could go either way. However, there is no direct access from this section of Botany St. and Orchard St.

The Chairman asked if there was anyone else from the Public that would like to come forward. John Moran of 117 Orchard St., Garfield, NJ came forward. Mr. Moran had a question which was unrelated to this application.

The Chairman then asked for a Motion to close the Public Portion of the meeting.

Motion to Close Public Portion of this meeting.

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

Lou Ann Visotcky, 1st Alternate – Aye

Peter Santacroce, 2nd Alternate - Aye

Motion Approved.

The Chairman then asked for a motion on the Application for 474-484 River Drive.

Motion to approve the application for 474-484 River Drive.

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

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

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

Motion to close meeting.

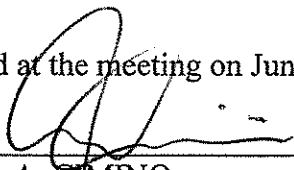
Moved: Councilwoman, Erin Delaney
Second: Lou Ann Visotcky, 1st Alternate

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

Respectfully submitted,


Alyssa A. Cimino
Planning Board Secretary

Approved at the meeting on June 28, 2018



ALYSSA A. CIMINO
Planning Board Secretary