

PLANNING BOARD, CITY OF GARFIELD
MINUTES OF A SPECIAL MEETING
Conducted on January 31, 2019

The Special Meeting was called to order by Chairman Clark at 7:12 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
Gerald Walis
Lou Ann Visotcky, 1st Alternate
Peter Santacroce, 2nd Alternate

Absent:

Richard Derrig

Others present were:

Alyssa A. Cimino, Esq., Attorney/Secretary of the Planning Board
Dennis Harrington, Engineer
Susan Bischoff, 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 Resolution #18-275 of the Garfield City Council authorizing and directing the Planning Board of the City of Garfield to examine whether the property located at 100 Passaic Street, also known as Block 14.02, Lot 4.01 and 95-109 Passaic Street, also known as Block 23, Lots 25, 28 and 29 as shown on the Official Tax Map of the City of Garfield ("Property") should be determined "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 to adopt the report of Benecke Economics entitled "Redevelopment Investigation Report" dated January 14, 2019.

Fred Suljic, Planning Consultant, was sworn to testify on behalf of Benecke Economics. Mr. Suljic testified that he inspected the exterior of the properties but did not have access to the interior of the properties. He also testified that it is not always necessary to inspect the interior.

He relies on building inspection reports and tax assessment reports to determine if the properties meet the criteria for redevelopment. Mr. Suljic testified that the properties only need to meet one of the eight criteria to be determined as an area in need of redevelopment. Mr. Suljic testified that these properties meet the criteria for redevelopment.

The Chairman then opened the meeting to the Public.

Robert Halsch 95 Passaic St., Garfield, NJ came forward. Mr. Halsch is the owner of the 109, 103 & 95 Passaic St. properties. Mr. Halsch agrees with the recommendations in the Benecke Study. He is very much in support of the redevelopment.

Leslie Morales of 82 Midland Ave., Garfield, NJ came forward. Ms. Morales' backyard faces 95 Passaic St. property. Ms. Morales stated that she does not want four story buildings facing her backyard. Ms. Morales agrees that the properties need to be fixed, however she does not agree with knocking them down and building four story buildings in its place.

Joan Banez of 20 Hepworth Pl., Garfield, NJ came forward. Ms. Banez asked why a study was needed if the owners of the properties want to redevelop their properties. Mr. Suljic of Benecke Economics responded that the City is allowed to determine areas that need redevelopment. He explained the process through which studies get conducted at the request of the City.

Mike Denistran of 104 Palisade Ave., Garfield, NJ came forward. Mr. Denistran asked if the buildings were going to be five or six stories high. Mr. Suljic stated that that has not been determined yet. Mr. Denistran stated that there is already heavy traffic on Passaic St. The Chairman stated that if the Planning Board approves the study and the City Council determines that the redevelopment will go forward, a traffic study will be conducted. The Chairman also stated that those issues would be addressed if the project goes forward.

The Chairman asked if there was anyone else from the Public that would like to come forward. No one else from the public came forward.

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: Councilwoman, Erin Delaney

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

Lou Ann Visotcky, 1st Alternate – Aye

Peter Santacroce, 2nd Alternate - Aye
Motion Approved.

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

Moved: Vice Chairwoman, Gracie Williams
Second: Lou Ann Visotcky, 1st Alternate

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
Lou Ann Visotcky, 1st Alternate – Aye
Peter Santacroce, 2nd Alternate - Aye
Motion Approved.

The Chairman asked for a motion to re-open the meeting.

Moved: Vice Chairwoman, Gracie Williams
Second: Lou Ann Visotcky, 1st Alternate

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
Lou Ann Visotcky, 1st Alternate – Aye
Peter Santacroce, 2nd Alternate - Aye
Motion Approved.

The Chairman then asked for a motion to adopt the study from Benecke Economics.

Motion to adopt the report by Benecke Economics dated January 14, 2019 on property at 100 Passaic St. and 95-109 Passaic St.

Moved: Gerald Walis
Second: Michael Wisnovsky

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
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: Michael Garcia

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
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 February 28, 2019

ALYSSA A. CIMINO
Planning Board Secretary