

**PLANNING BOARD, CITY OF GARFIELD**  
**MINUTES OF THE REGULAR MEETING**  
**Conducted on February 28, 2019**

The Regular Meeting was called to order by Chairman Clark at 6:07 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  
Michael Garcia  
Michael Wisnovsky  
Richard Derrig  
Gerald Walis  
Lou Ann Visotcky  
Peter Santacroce, 1<sup>st</sup> Alternate

Absent:

Vice Chairwoman, Gracie Williams

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: December 27, 2018 Council Chambers, City Hall Commencing at 8:00 p.m.  
Subsequent Notice of time change published February 11, 2019 and February 18, 2019  
Commencing at 6:00 p.m.

**Resolutions**

Motion to approve Resolution PB-01-2019 to transfer the Application of H2O Lane Realty, LLC for a minor sub-division and minor site plan approval of Block 139, Lots 8 & 10 as shown on the Official Tax Map of the City of Garfield more commonly known as 42-46 Outwater Lane, Garfield, NJ to the Zoning Board due to the expansion of the existing Use Variance.

**Motion to approve Resolution PB-01-2019 to transfer application of H2O Lane Realty, LLC (42-46 Outwater Lane) to the Zoning Board.**

Moved: Mayor Richard Rigoglioso

Second: Richard Derrig

Mayor, Richard Rigoglioso – Aye  
Councilwoman, Erin Delaney – Aye  
Chairman, James Clark – Aye  
Michael Garcia - Aye  
Michael Wisnovsky – Aye  
Richard Derrig - Aye  
Gerald Walis – Aye  
Lou Ann Visotcky – Aye  
Peter Santacrocce, 1<sup>st</sup> Alternate - Aye  
**Motion Approved.**

Motion to approve Resolution PB-02-2019 adopting the report of Benecke Economics entitled “Redevelopment Investigation Report” dated January 14, 2019, and determining 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.

**Motion to approve Resolution PB-02-2019 adopting report of Benecke Economics for property at 100 Passaic St. and 95-109 Passaic St.**

Moved: Mayor Richard Rigoglioso  
Second: Michael Garcia

Mayor, Richard Rigoglioso – Aye  
Councilwoman, Erin Delaney – Aye  
Chairman, James Clark – Aye  
Michael Garcia - Aye  
Michael Wisnovsky – Aye  
Richard Derrig - Aye  
Gerald Walis – Aye  
Lou Ann Visotcky – Aye  
Peter Santacrocce, 1<sup>st</sup> Alternate - Aye  
**Motion Approved.**

Motion to approve Resolution PB-03-2019 adopting Resolution #19-52 of the Garfield City Council authorizing and directing the Planning Board of the City of Garfield to add properties to those properties already identified in Resolution No. 19-15 to examine whether the property located at 281, 289, 291, 297, 301 Passaic Street and 8 Clark Street, also known as Block 41, Lots 1.01, 1.02, 5, 6, 9 & 11 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

to determine whether the Property meets the criteria for designation as a redevelopment area and appointing Benecke Economics to perform a study of the delineated area.

**Motion to approve Resolution PB-03-2019 adopting City Council Resolution 19-52.**

Moved: Michael Garcia  
Second: Councilwoman, Erin Delaney

Mayor, Richard Rigoglioso – Aye  
Councilwoman, Erin Delaney – Aye  
Chairman, James Clark – Aye  
Michael Garcia - Aye  
Michael Wisnovsky – Aye  
Richard Derrig - Aye  
Gerald Walis – Aye  
Lou Ann Visotcky – Aye  
Peter Santacroce, 1<sup>st</sup> Alternate - Aye  
**Motion Approved.**

Continuation of Hearing on 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, Garfield, NJ should be determined as 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.

Applicants counsel requested to appear at the next Planning Board meeting to officially send the application back to the City Council with a recommendation that since Elmwood Park decided not to conduct a study, the application is not going forward.

The Chairman stated that the matter will be adjourned to the next Planning Board meeting on March 28, 2019 at 8:00 p.m.

The Chairman stated that the appointment of the Planning Board Chairman, Vice Chairman and 2<sup>nd</sup> Alternate be postponed to the next Planning Board meeting on March 28, 2019 at 8:00 p.m.

**Motion to postpone appointment of Planning Board Chairman, Vice Chairman and 2<sup>nd</sup> Alternate.**

Moved: Councilwoman, Erin Delaney  
Second: Lou Ann Visotcky

Mayor, Richard Rigoglioso – Aye  
Councilwoman, Erin Delaney – Aye  
Chairman, James Clark – Aye  
Michael Garcia - Aye  
Michael Wisnovsky – Aye

Richard Derrig - Aye  
Gerald Walis – Aye  
Lou Ann Visotcky -- Aye  
Peter Santacroce, 1<sup>st</sup> Alternate - Aye  
**Motion Approved.**

**Motion to open the meeting to the public.**

Moved: Michael Wisnovsky  
Second: Richard Derrig

Mayor, Richard Rigoglioso – Aye  
Councilwoman, Erin Delaney – Aye  
Chairman, James Clark – Aye  
Michael Garcia - Aye  
Michael Wisnovsky – Aye  
Richard Derrig - Aye  
Gerald Walis – Aye  
Lou Ann Visotcky – Aye  
Peter Santacroce, 1<sup>st</sup> Alternate - Aye  
**Motion Approved.**

The Chairman stated that no one from the public came forward.

The Chairman then asked for a motion to close the Public Session.

**Motion to close the Public Session.**

Moved: Lou Ann Visotcky  
Second: Richard Derrig

Mayor, Richard Rigoglioso – Aye  
Councilwoman, Erin Delaney – Aye  
Chairman, James Clark – Aye  
Michael Garcia - Aye  
Michael Wisnovsky – Aye  
Richard Derrig - Aye  
Gerald Walis – Aye  
Lou Ann Visotcky – Aye  
Peter Santacroce, 1<sup>st</sup> Alternate - Aye  
**Motion Approved.**

The Chairman asked for a motion to close the meeting.

**Motion to close meeting.**

Moved: Mayor, Richard Rigoglioso  
Second: Gerald Walis

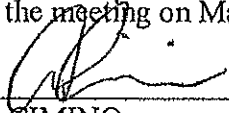
Mayor, Richard Rigoglioso – Aye  
Councilwoman, Erin Delaney – Aye  
Chairman, James Clark – Aye  
Michael Garcia - Aye  
Michael Wisnovsky – Aye  
Richard Derrig - Aye  
Gerald Walis – Aye  
Lou Ann Visotcky – Aye  
Peter Santacroce, 1<sup>st</sup> Alternate - Aye  
**Motion Approved.**

Respectfully submitted,



Alyssa A. Cimino  
Planning Board Secretary

Approved at the meeting on March 28, 2019



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ALYSSA A. CIMINO  
Planning Board Secretary