

PLANNING BOARD, CITY OF GARFIELD
MINUTES OF THE WORK SESSION
Conducted on July 25, 2019

The work session was called to order by Chairwoman Williams 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:

Chairwoman, Gracie Williams
Vice Chairwoman, Lou Ann Visotcky
James Clark
Michael Garcia
Gerald Walis
Jack Lo Bue, 2nd Alternate

Absent:

Mayor Richard Rigoglioso
Councilwoman, Erin Delaney
Michael Wisnovsky
Richard Derrig
Peter Santacroce, 1st Alternate

Others present were:

Alyssa A. Cimino, Esq., Attorney/Secretary of the Planning Board
No Court Reporter Present

Motion to approve Minutes of Regular Meeting on June 27, 2019.

Moved: Gerald Walis
Second: Jack LoBue, 2nd Alternate

Chairwoman, Gracie Williams - Abstain
Vice Chairwoman, Lou Ann Visotcky- Aye
James Clark - Aye
Michael Garcia - Aye
Gerald Walis - Aye
Jack Lo Bue, 2nd Alternate – Aye
Motion Approved.

Resolutions

Motion to memorialize Resolution PB-07-2019 adopting 2019 Passaic Street Redevelopment Plan dated May 28, 2019 regarding 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").

Chairwoman Gracie Williams certified that she read and understood the 2019 Passaic Street Redevelopment Plan and listened to the recording of the hearing and therefore is able to vote on the motion to memorialize the resolution.

Motion to Memorialize Resolution PB-07-2019 adopting 2019 Passaic Street Redevelopment Plan (100 Passaic St. and 95-109 Passaic St.)

Moved: James Clark
Second: Vice Chairwoman, Lou Ann Visotcky

Chairwoman, Gracie Williams - Aye
Vice Chairwoman, Lou Ann Visotcky- Aye
James Clark - Aye
Michael Garcia - Aye
Gerald Walis - Nay
Jack Lo Bue, 2nd Alternate – Aye
Motion Approved.

Ms. Cimino stated that there was no new correspondence. Ms. Cimino presented Rule 4:4 entitled Attendance and Rule 4:4-1 entitled Determination of Vacancy for Excessive Absences from the By-Laws as requested by the Planning Board at the previous meeting. The Board will review the By-Laws and discuss at the next meeting on August 22, 2019.

No bills presented for payment.

Motion to close work session.

Moved: Michael Garcia
Second: James Clark

Chairwoman, Gracie Williams - Aye
Vice Chairwoman, Lou Ann Visotcky- Aye
James Clark - Aye
Michael Garcia - Aye
Gerald Walis - Aye
Peter Santacroce (arrived at 7:50 p.m.) - Aye
Jack Lo Bue, 2nd Alternate – Aye
Motion Approved.

Respectfully submitted,



Alyssa A. Cimino
Planning Board Secretary

Approved at the meeting on September 26, 2019



ALYSSA A. CIMINO
Planning Board Secretary

**PLANNING BOARD, CITY OF GARFIELD
MINUTES OF THE REGULAR MEETING
Conducted on July 25, 2019**

The regular meeting was called to order by Chairwoman Williams at 8:00 p.m. who thereupon read the statement required by the Open Public Meeting Act. Secretary called the roll.

ROLL CALL:

Chairwoman, Gracie Williams
Vice Chairwoman, Lou Ann Visotcky
James Clark
Michael Garcia
Gerald Walis
Peter Santacroce, 1st Alternate
Jack LoBue, 2nd Alternate

Absent:

Mayor Richard Rigoglioso
Councilwoman, Erin Delaney
Michael Wisnovsky
Richard Derrig

Others present were:

Alyssa A. Cimino, Esq., Attorney/Secretary of the Planning Board
No Court Reporter Present

(Flag Salute)

SUNSHINE LAW: Read by Chairwoman Gracie Williams
PUBLIC LAW 1975 CHAPTER 231 "OPEN PUBLIC MEETING ACT" PUBLIC
HEARING: December 27, 2018 Council Chambers, City Hall Commencing at 8:00 p.m.

Old Business

NONE.

New Business

NONE.

The Chairwoman then opened the meeting to the public.

Motion to Open Meeting to the Public.

Moved: Jack LoBue
Second: Peter Santacroce

Chairwoman, Gracie Williams - Aye
Vice Chairwoman, Lou Ann Visotcky- Aye
James Clark - Aye
Michael Garcia - Aye
Gerald Walis - Aye
Peter Santacroce - Aye
Jack Lo Bue, 2nd Alternate – Aye
Motion Approved.

Dolores Capizzi from the public thanked the Planning Board for listening and answering her questions at the last meeting on June 27, 2019. Ms. Capizzi stated that one of her concerns is that when the Planning Board submits its recommendations to the City Council the public's concerns should be included. She repeated their concerns are the parking issue, the fire safety issue (fire trucks getting around the building due to lack of space), the traffic safety and the impact to the quality of life. Ms. Capizzi stated that she did read transcripts regarding the redevelopment plans that Benecke Economics has done for 4 or 5 other towns in New Jersey. She found that the same concerns came up in those towns that she has with the Passaic Street plan.

Ms. Cimino thanked Ms. Capizzi for sharing her concerns with the Board. Ms. Cimino stated that Benecke Economics is the Planner, not the Developer and that the Planning Board has the same concerns that she mentioned. Ms. Cimino stated that when the Planning Board receives the site plan from the Developer, the Board will review them, the public can express their concerns and the Board will make their recommendations to the City Council.

James Clark stated that the Developer will be chosen by the Redevelopment Agency after reviewing all bids. The Impact Study starts after the Developer is hired. The Developer builds the Plan which includes all the studies that need to be conducted. The Redevelopment Agency then reviews the Developers' Plans and makes their recommendations to the Planning Board for review. At that time, the Planning Board will decide if they agree with the Redevelopment Agency's recommendations.

Joan Banez from the public inquired about the bidding process developers and whether Meridia was the developer.

Ms. Cimino stated that the Planning Board cannot confirm that Meridian LLC is the Developer. The Redevelopment Agency is responsible for choosing the Developer.

Mike Denistran from the public stated that he objects to the whole project. The square footage is not large enough for the proposed building. Mr. Denistran stated that it is a fire hazard to build a six-story building without fire lanes.

The Chairwoman stated that no one else from the public came forward.

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

Motion to close the Public Session.

Moved: Vice Chairwoman, Lou Ann Visotcky
Second: James Clark

Chairwoman, Gracie Williams - Aye
Vice Chairwoman, Lou Ann Visotcky- Aye
James Clark - Aye
Michael Garcia - Aye
Gerald Walis - Aye
Peter Santacroce - Aye
Jack Lo Bue, 2nd Alternate – Aye
Motion Approved.

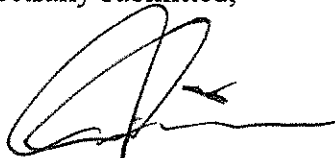
The Chairwoman asked for a motion to close the meeting.

Motion to close meeting.

Moved: Michael Garcia
Second: Gerald Walis

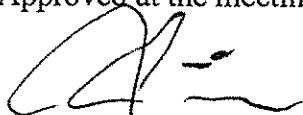
Chairwoman, Gracie Williams - Aye
Vice Chairwoman, Lou Ann Visotcky- Aye
James Clark - Aye
Michael Garcia - Aye
Gerald Walis - Aye
Peter Santacroce - Aye
Jack Lo Bue, 2nd Alternate – Aye
Motion Approved.

Respectfully submitted,



Alyssa A. Cimino
Planning Board Secretary

Approved at the meeting on September 26, 2019



ALYSSA A. CIMINO
Planning Board Secretary