

PLANNING BOARD, CITY OF GARFIELD
MINUTES OF THE WORK SESSION
Conducted on September 26, 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:

Mayor Richard Rigoglioso
Councilwoman, Erin Delaney
Chairwoman, Gracie Williams
Vice Chairwoman, Lou Ann Visotcky (arrived at 7:43 p.m.)
James Clark
Michael Garcia
Richard Derrig
Gerald Walis
Peter Santacroce, 1st Alternate (arrived at 7:45 p.m.)
Jack Lo Bue, 2nd Alternate

Absent:

Michael Wisnovsky

Others present were:

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

Motion to approve Minutes of Regular Meeting on July 25, 2019.

Moved: Jack LoBue, 2nd Alternate
Second: Richard Derrig

Mayor Richard Rigoglioso – Aye
Councilwoman, Erin Delaney – Abstain
Chairwoman, Gracie Williams - Aye
James Clark - Aye
Michael Garcia - Aye
Richard Derrig – Abstain
Gerald Walis - Aye
Jack Lo Bue, 2nd Alternate – Aye
Motion Approved.

Ms. Cimino presented a Thank You card from The Visotcky Family.

Ms. Cimino presented for payment an invoice for flowers sent to The Visotcky Family.

Motion to approve payment of invoice for flowers.

Moved: James Clark
Second: Michael Garcia

Mayor Richard Rigoglioso – Aye
Councilwoman, Erin Delaney – Aye
Chairwoman, Gracie Williams - Aye
James Clark - Aye
Michael Garcia - Aye
Richard Derrig – Aye
Gerald Walis - Aye
Jack Lo Bue, 2nd Alternate – Aye
Motion Approved.

Chairwoman asked for a motion to change the meeting time for the next meeting to be held on October 24, 2019 from 8:00 to 6:00 p.m.

Moved: Councilwoman, Erin Delaney
Second: Mayor Richard Rigoglioso

Mayor Richard Rigoglioso – Aye
Councilwoman, Erin Delaney – Aye
Chairwoman, Gracie Williams - Aye
Vice Chairwoman, Lou Ann Visotcky (arrived at 7:43 p.m.) - Aye
James Clark - Aye
Michael Garcia - Aye
Richard Derrig – Aye
Gerald Walis - Aye
Peter Santacroce, 1st Alternate (arrived at 7:45 p.m.) - Aye
Jack Lo Bue, 2nd Alternate – Aye
Motion Approved.

Mayor Rigoglioso made a motion to go into Closed Session.

Motion to go into Closed Session.

Moved: Mayor Richard Rigoglioso
Second: James Clark

Mayor Richard Rigoglioso – Aye
Councilwoman, Erin Delaney – Aye
Chairwoman, Gracie Williams - Aye
Vice Chairwoman, Lou Ann Visotcky - Aye

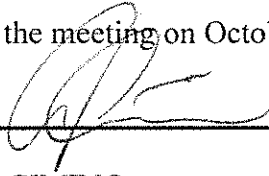
James Clark - Aye
Michael Garcia - Aye
Richard Derrig - Aye
Gerald Walis - Aye
Peter Santacrocce, 1st Alternate - Aye
Jack Lo Bue, 2nd Alternate - Aye
Motion Approved.

Respectfully submitted,



Alyssa A. Cimino
Planning Board Secretary

Approved at the meeting on October 24, 2019



ALYSSA A. CIMINO
Planning Board Secretary

PLANNING BOARD, CITY OF GARFIELD
MINUTES OF THE REGULAR MEETING
Conducted on September 26, 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:

Mayor Richard Rigoglioso
Councilwoman, Erin Delaney
Chairwoman, Gracie Williams
Vice Chairwoman, Lou Ann Visotcky
James Clark
Michael Garcia
Richard Derrig
Gerald Walis
Peter Santacroce, 1st Alternate
Jack LoBue, 2nd Alternate

Absent:

Michael Wisnovsky

Others present were:

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

(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

Hearing on Resolution 19-111 of the Garfield City Council to examine whether the property known as Block 200, Lots 16 -23 as shown on the Official Tax Map of the City of Garfield, more commonly known as 844, 848 & 858 River Drive, should be determined to be an area in need of redevelopment, specifically a Non-Condemnation 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 July 29, 2019.

Robert Benecke addressed the Board regarding the Redevelopment Investigation Report for 844, 848 & 858 River Dr. dated July 29, 2019. Mr. Benecke stated that the report determined that these properties meet the criteria for redevelopment and have also been designated a federal Economic Opportunity Zone.

The Board asked Mr. Benecke how the plan to redevelop this property came about.

Mr. Benecke stated that it was initiated by the City administration identifying properties in a potential area in need of redevelopment where property owners wanted to improve/repurpose their properties through redevelopment.

The Board asked Mr. Benecke why didn't the owner come to the Planning Board directly to make improvements.

Mr. Benecke stated that this study is prepared to determine if the properties satisfy the criteria under the statute.

Mr. Benecke explained that because the properties are small and are odd shapes (there are actually eight pieces of property) they have been merged by the tax assessor in the state database into three addresses. Mr. Benecke opined that the City could probably expect to get at least 50-100 percent more tax revenue by redeveloping these properties.

The Board asked Mr. Benecke which properties satisfy A and B of the statutory criteria.

Mr. Benecke responded that 844 River Drive follows both statutes A and B. 848 River Drive falls under statutes A, B, and E. Statutes E and H are applicable to all three of the properties.

The Chairwoman then opened the meeting to the public.

Dennis Malicki from the public requested an apology from Mr. Benecke for being rude to the public at prior meetings.

The Chairwoman responded that all questions have to be related to the properties being discussed.

Dolores Capizzi from the public asked for a better description of exactly where the properties are located on River Drive.

The Board explained that the properties are located between Lanza Ave. and Division Ave.

Joan Banez from the public stated that she was only able to get a copy of the study for the River Drive redevelopment before this meeting.

Ms. Cimino stated that the two studies were emailed to the Clerk and Ms. Banez can request the studies from the City Clerk.

The Chairwoman stated that no one else from the public came forward and the public portion of the meeting was closed.

Motion to adopt Redevelopment Investigation Report dated 7/29/2019 (844, 848 & 858 River Dr.).

Moved: Councilwoman, Erin Delaney
Second: Mayor Richard Rigoglioso

Mayor Richard Rigoglioso - Aye
Councilwoman, Erin Delaney – Aye
Chairwoman, Gracie Williams - Aye
Vice Chairwoman, Lou Ann Visotcky- Aye
James Clark - Aye
Michael Garcia - Aye
Richard Derrig – Aye
Gerald Walis - Aye
Peter Santacroce, 1st Alternate - Aye
Jack Lo Bue, 2nd Alternate – Aye
Motion Approved.

Hearing on 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 N.J.S.A. 40A:12A-1, et seq; and to adopt the report of Benecke Economics entitled Redevelopment Investigation Report dated July 28, 2019.

Robert Benecke addressed the Board regarding the Redevelopment Investigation Report for 281, 289, 291, 297 & 301 Passaic St. and 8 Clark St. dated July 28, 2019, updated on August 29, 2019. Mr. Benecke stated that the report determined that these properties meet the criteria for redevelopment and have also been designated a federal Economic Opportunity Zone.

The Board asked Mr. Benecke if the property owners are in agreement to be included in this redevelopment.

Mr. Benecke stated that the owners want to be included in this redevelopment. The owners will be asked to submit, in writing, that they want to be included.

The Chairwoman then opened the meeting to the public.

Dolores Capizzi from the public asked what type of businesses would be going there and how high these buildings will be?

Mr. Benecke responded that those issues would be addressed later in the redevelopment process.

Frank Calendriello from the public asked if the Redevelopment Authority could give what permitted uses are allowed on these properties and have the Redevelopment Plan designed by the Board and not just the Developer in deciding what will be built?

Mr. Benecke responded that that was the process that was followed with the other properties on Passaic St. and they plan to follow the same process for these properties.

The Board asked Mr. Benecke to explain the benefits of the Economic Opportunity Zone and the benefits to the property owners.

Mr. Benecke responded that the Economic Opportunity Zone (“EOZ”) was established about one year ago. When property is in the EOZ, certain federal capital gains tax incentives are provided if the property owner holds onto the property for seven to ten years.

The Chairwoman asked if anyone else had any questions.

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

Motion to adopt Redevelopment Investigation Report dated 7/28/2019, updated 8/26/2019 (281, 289, 291, 297 & 301 Passaic St. and 8 Clark St.).

Moved: Michael Garcia

Second: Richard Derrig

Mayor Richard Rigoglioso - Aye
Councilwoman, Erin Delaney – Aye
Chairwoman, Gracie Williams - Aye
Vice Chairwoman, Lou Ann Visotcky- Aye
James Clark - Aye
Michael Garcia - Aye
Richard Derrig – Abstain
Gerald Walis - Aye
Peter Santacroce, 1st Alternate - Aye
Jack Lo Bue, 2nd Alternate – Aye

Motion Approved.

Hearing on Application for Preliminary Site Plan Approval, Final Site Pan Approval, Variances and Waiver Approval regarding Block 14.02, Lot 4.01, more commonly known as 100 Passaic St. and Block 23, Lots 25, 28 and 29, more commonly known as 95-109 Passaic St., Garfield, NJ. Grace Chun, Esq. appeared on behalf of the applicant, Meridia 100 Passaic Street Garfield LLC. Ms. Chun testified that Notice of this Hearing was served to owners of the properties by certified mail and was published in the Bergen record on September 16, 2019.

Yogesh Mistry, architect, was sworn to testify before the Board. Mr. Mistry testified that the proposed building at 100 Passaic St. would be 5 stories with the garage on the ground floor. There are 19 parking spaces. There are 4 stories of apartments above consisting of 32 - one bedroom units. The building will have an elevator and will be ADA compliant. Across the street is 99 Passaic St. There are 6 stories in the building with 2 stories of parking with 86 parking spaces. There are 4 stories of apartment above consisting of 73 – one bedroom units. This building will also have an elevator and will be ADA compliant. The exterior of both buildings is a combination of brick and masonry. Mr. Mistry testified that they are seeking

variances for Signage Requirement, Building Façade Requirement, Highest Floor 5' Setback Requirement, Pedestrian Access Sidewalk, Maximum Building Coverage, Maximum Impervious Coverage, Minimum Side Yard Setback and Minimum Rear Yard Setback.

The Board asked Mr. Mistry about the number of parking spaces.

Mr. Mistry testified that there are a total of 105 parking spaces. One parking space per unit.

The Board stated that there is already a problem with parking in that area which is a concern.

Mayor Rigoglioso asked if there would be security cameras on the buildings?

Mr. Mistry testified that there will be security cameras on the exterior of the building that will be monitored by the property manager that resides in the building.

The Board asked if the sewers would be able to accommodate the increased water usage?

Dennis Harrington stated that a study would be done to determine that issue and if there is a need for improvement to the City systems, the applicant would be responsible for the improvements.

The Board asked if the ordinance requiring 1 ½ parking spaces per unit was waived since the plans include only 1 space per unit.

Mr. Harrington stated the 1 parking space per unit was approved in the Redevelopment Plan by the City Council.

The Board asked if the parking spaces will be assigned to each apartment.

Dennis Liloia, General Counsel for Meridia stated that the units have assigned parking spaces and that would be included in the leases.

The Board asked if there would be any visitor parking.

Mr. Liloia responded that in transit-oriented districts like this, there are parking spaces left over.

The Board stated that there is no parking in that area on Passaic Street. If there is no parking, nobody will come to the stores, so parking is a concern.

The Board asked what type of construction the buildings will be.

The Witness testified that the garage levels will be noncombustible construction and the upper floors would be wood construction.

The Board expressed concerns about accessibility for the fire department to 100 Passaic Street. There is only access from the front.

Ms. Chun stated that they will defer to the fire official. Ms Chun also stated that a copy of the plans were given to the building inspector and asked the building inspector to send copies to the

fire prevention bureau, the fire department. Ms. Chun did not receive any reports, review letters or commentary back.

The Witness testified that both of these buildings will have sprinklers on all levels. That is a code requirement.

The Chairwoman stated that the hearing for this application will be continued at the next Planning Board meeting to be held on October 24, 2019 at 6:00 p.m.

The Chairwoman asked for a motion to close the meeting.

Motion to close meeting.

Moved: Councilwoman Erin Delaney
Second: Richard Derrig

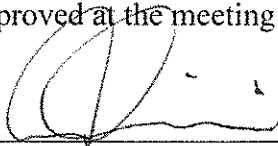
Mayor Richard Rigoglioso - Aye
Councilwoman, Erin Delaney – Aye
Chairwoman, Gracie Williams - Aye
Vice Chairwoman, Lou Ann Visotcky- Aye
James Clark - Aye
Michael Garcia - Aye
Richard Derrig – Aye
Gerald Walis - Aye
Peter Santacroce, 1st Alternate - Aye
Jack Lo Bue, 2nd Alternate – Aye
Motion Approved.

Respectfully submitted,



Alyssa A. Cimino
Planning Board Secretary

Approved at the meeting on October 24, 2019



ALYSSA A. CIMINO
Planning Board Secretary