

**PLANNING BOARD, CITY OF GARFIELD**  
**MINUTES OF THE REGULAR MEETING**  
**Conducted on November 21, 2019**

The regular meeting was called to order by Vice Chairwoman Visotcky at 7:30 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  
Vice Chairwoman, Lou Ann Visotcky  
Michael Garcia  
Michael Wisnovsky  
Gerald Walis  
Jack LoBue  
Peter Santacroce, 1<sup>st</sup> Alternate  
Costantino Conte, 2<sup>nd</sup> Alternate

Absent:

Chairwoman, Gracie Williams  
James Clark

Others present were:

Alyssa A. Cimino, Esq., Attorney/Secretary of the Planning Board  
Dennis Harrington, Planning Board Engineer  
Beth Calderone, 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.

**Motion to approve Minutes of Regular Meeting on October 24, 2019 with amendment.**

Moved: Michael Garcia  
Second: Michael Wisnovsky

Mayor Richard Rigoglioso - Aye  
Councilwoman, Erin Delaney - Abstain  
Vice Chairwoman, Lou Ann Visotcky- Aye  
Michael Garcia - Aye  
Michael Wisnovsky - Aye  
Gerald Walis - Aye  
Jack LoBue - Aye

Peter Santacroce, 1<sup>st</sup> Alternate – Aye  
Costantino Conte, 2<sup>nd</sup> Alternate - Aye

**Motion Approved.**

**Resolutions**

Motion to memorialize Resolution PB-10-2019 approving Application for Preliminary Site Plan Approval, Final Site Plan 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.

The Board Engineer requested that one other condition be added into the Resolution as follows: Applicant will comply with the recommendation of the Board Engineer with regard to stormwater management and utility system upgrades if necessary.

**Motion to Memorialize Resolution PB-10-2019 approving Application for Preliminary Site Plan Approval, Final Site Plan Approval, Variances and Waiver Approval (100 Passaic St. & 95-109 Passaic St.)**

Moved: Mayor Richard Rigoglioso  
Second: Vice Chairwoman, Lou Ann Visotcky

Mayor Richard Rigoglioso - Aye  
Councilwoman, Erin Delaney - Abstain  
Vice Chairwoman, Lou Ann Visotcky- Aye  
Michael Garcia – Abstain  
Michael Wisnovsky – Aye  
Gerald Walis - Nay  
Jack LoBue - Aye  
Peter Santacroce, 1<sup>st</sup> Alternate – Aye  
Costantino Conte, 2<sup>nd</sup> Alternate - Abstain

**Motion Approved.**

Resolution authorizing the Board Secretary to publish the Requests For Qualifications for the Board Professionals for the year 2020.

**Motion to approve Resolution PB-12-2019 to publish the Requests for Qualifications for Board Professionals for the year 2020.**

Moved: Councilwoman Erin Delaney  
Second: Gerald Walis

Mayor Richard Rigoglioso - Aye

Councilwoman, Erin Delaney - Abstain  
Vice Chairwoman, Lou Ann Visotcky- Aye  
Michael Garcia – Abstain  
Michael Wisnovsky – Aye  
Gerald Walis - Nay  
Jack LoBue - Aye  
Peter Santacroce, 1<sup>st</sup> Alternate – Aye  
Costantino Conte, 2<sup>nd</sup> Alternate - Abstain

**Motion Approved.**

Motion to change the start time of Planning Board Meetings to have Regular Meetings beginning at 7:00 p.m. with a work session starting at 6:30 p.m.

Mayor Richard Rigoglioso - Aye  
Councilwoman, Erin Delaney - Aye  
Vice Chairwoman, Lou Ann Visotcky- Aye  
Michael Garcia – Aye  
Michael Wisnovsky – Aye  
Gerald Walis - Aye  
Jack LoBue - Aye  
Peter Santacroce, 1<sup>st</sup> Alternate – Aye  
Costantino Conte, 2<sup>nd</sup> Alternate - Aye

**Motion Approved.**

Resolution approving Resolution PB-11-2019 establishing and authorizing the Planning Board regular schedule of Public Hearings for the calendar year 2020 with start time change.

**Motion to approve Resolution PB-11-2019 - Planning Board Schedule of Public Hearings for Calendar Year 2020.**

Moved: Councilwoman Erin Delaney  
Second: Jack LoBue

Mayor Richard Rigoglioso - Aye  
Councilwoman, Erin Delaney - Aye  
Vice Chairwoman, Lou Ann Visotcky- Aye  
Michael Garcia – Aye  
Michael Wisnovsky – Aye  
Gerald Walis - Aye  
Jack LoBue - Aye  
Peter Santacroce, 1<sup>st</sup> Alternate – Aye  
Costantino Conte, 2<sup>nd</sup> Alternate - Aye

**Motion Approved.**

No bills presented for payment.

No correspondence presented.

**Motion to Open the Public Session.**

Moved: Councilwoman Erin Delaney  
Second: Jack LoBue

Mayor Richard Rigoglioso - Aye  
Councilwoman, Erin Delaney - Aye  
Vice Chairwoman, Lou Ann Visotcky- Aye  
Michael Garcia – Aye  
Michael Wisnovsky – Aye  
Gerald Walis - Aye  
Jack LoBue - Aye  
Peter Santacroce, 1<sup>st</sup> Alternate – Aye  
Costantino Conte, 2<sup>nd</sup> Alternate - Aye

**Motion Approved.**

The Vice Chairwoman asked if anyone from the public wanted to come forward.

Joan Banez from the public asked if the 3 property owners, that she previously had mentioned that were within the 200 ft. radius of the 100 Passaic St. redevelopment would be noticed. She also stated that she is still waiting for a response to her request for certificates that the Planning Board members have completed the Land Use Course.

Ms. Cimino responded that regarding the Land Use Course, she is in the process of obtaining that information. Also, regarding the 3 property owners, the applicant's attorney was responsible for sending notices to the property owners. The applicant's attorney obtained a list from the tax assessor and sent notices to all property owners on that list. The affidavit of service was checked by Ms. Cimino's office for accuracy.

The Vice Chairwoman asked if anyone else from the public wanted to come forward.

Frank Calandriello from the public stated that when Ms. Banez brought up the issue at the last meeting of property owners not noticed, the applicant's attorney should have re-noticed the property owners. According to the map that was included with the application 3 property owners within 200 ft. were not noticed.

The Vice Chairwoman asked if anyone else from the public wanted to come forward.

Dolores Capizzi from the public asked how the resolution was passed when there were many questions unanswered at the end of the last meeting.

The Vice Chairwoman stated that the Board takes into consideration all the comments of the public and all of the testimony and voted on what they heard.

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

**Motion to Close the Public Session.**

Moved: Councilwoman Erin Delaney  
Second: Jack LoBue

Mayor Richard Rigoglioso - Aye  
Councilwoman, Erin Delaney - Aye  
Vice Chairwoman, Lou Ann Visotcky- Aye  
Michael Garcia – Aye  
Michael Wisnovsky – Aye  
Gerald Walis - Aye  
Jack LoBue - Aye  
Peter Santacroce, 1<sup>st</sup> Alternate – Aye  
Costantino Conte, 2<sup>nd</sup> Alternate - Aye

**Motion Approved.**

**Motion to Cancel December 20, 2019 Meeting.**

Moved: Michael Garcia  
Second: Peter Santacroce

Mayor Richard Rigoglioso - Aye  
Councilwoman, Erin Delaney - Aye  
Vice Chairwoman, Lou Ann Visotcky- Aye  
Michael Garcia – Aye  
Michael Wisnovsky – Aye  
Gerald Walis - Aye  
Jack LoBue - Aye  
Peter Santacroce, 1<sup>st</sup> Alternate – Aye  
Costantino Conte, 2<sup>nd</sup> Alternate - Aye

**Motion Approved.**

The Vice Chairwoman asked for a motion to close the meeting.


**Motion to close meeting.**

Moved: Councilwoman Erin Delaney  
Second: Jack LoBue

Mayor Richard Rigoglioso - Aye

Chairwoman, Gracie Williams - Aye  
Vice Chairwoman, Lou Ann Visotcky- Aye  
Michael Wisnovsky – Aye  
Gerald Walis - Aye  
Jack LoBue - Aye  
Peter Santacroce, 1<sup>st</sup> Alternate - Aye  
**Motion Approved.**

Respectfully submitted,



Alyssa A. Cimino  
Planning Board Secretary

Approved at the meeting on January 23, 2020.



ALYSSA A. CIMINO  
Planning Board Secretary