

**PLANNING BOARD, CITY OF GARFIELD**  
**MINUTES OF THE REGULAR MEETING**  
**Conducted on January 23, 2020**

The Regular Meeting was called to order by Chairwoman Williams at 7:00 p.m. who thereupon read the statement required by the Open Public Meeting Act. Secretary called the roll.

**ROLL CALL:**

Mayor Richard Rigoglioso  
Chairwoman, Gracie Williams  
Vice Chairwoman, Lou Ann Visotcky  
James Clark  
Michael Garcia  
Michael Wisnovsky  
Gerald Walis  
Jack LoBue  
Costantino Conte, 2<sup>nd</sup> Alternate

Absent:

Councilwoman, Erin Delaney  
Peter Santacroce, 1<sup>st</sup> Alternate

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: November 28, 2019 Council Chambers, City Hall Commencing at 7:00 p.m.

**Motion to approve Minutes of Regular Meeting on November 21, 2019.**

Moved: Vice Chairwoman, Lou Ann Visotcky  
Second: Michael Garcia

Mayor Richard Rigoglioso - Aye

Chairwoman, Gracie Williams – Aye  
Vice Chairwoman, Lou Ann Visotcky- Aye  
James Clark – Aye  
Michael Garcia – Aye  
Michael Wisnovsky – Aye  
Gerald Walis - Aye  
Jack LoBue - Aye  
Costantino Conte, 2<sup>nd</sup> Alternate - Aye  
**Motion Approved.**

The Chairwoman stated that the first order of business for 2020 was a reorganization of the Planning Board. The Chairwoman requested a motion to appoint a Chairperson for the Planning Board.

**Motion to appoint Chairperson of Garfield Planning Board**

Moved: Vice Chairwoman, Lou Ann Visotcky  
Second: Jack LoBue

Mayor Richard Rigoglioso - Aye  
Chairwoman, Gracie Williams – Aye  
Vice Chairwoman, Lou Ann Visotcky- Aye  
James Clark – Aye  
Michael Garcia – Aye  
Michael Wisnovsky – Aye  
Gerald Walis - Aye  
Jack LoBue - Aye  
Costantino Conte, 2<sup>nd</sup> Alternate - Aye  
**Motion Approved.**

**Motion to appoint Gracie Williams as Planning Board Chairwoman.**

Moved: Gerald Walis  
Second: Mayor Richard Rigoglioso

Mayor Richard Rigoglioso - Aye  
Chairwoman, Gracie Williams – Aye  
Vice Chairwoman, Lou Ann Visotcky- Aye  
James Clark – Aye  
Michael Garcia – Aye  
Michael Wisnovsky – Aye  
Gerald Walis - Aye  
Jack LoBue - Aye  
Costantino Conte, 2<sup>nd</sup> Alternate - Aye  
**Motion Approved.**

The Chairwoman then requested a motion to appoint a Vice Chairperson for the Garfield Planning Board.

**Motion to appoint Vice-Chairperson of Garfield Planning Board**

Moved: Michael Garcia  
Second: Michael Wisnovsky

Mayor Richard Rigoglioso - Aye  
Chairwoman, Gracie Williams – Aye  
Vice Chairwoman, Lou Ann Visotcky- Aye  
James Clark – Aye  
Michael Garcia – Aye  
Michael Wisnovsky – Aye  
Gerald Walis - Aye  
Jack LoBue - Aye  
Costantino Conte, 2<sup>nd</sup> Alternate - Aye  
**Motion Approved.**

**Motion to appoint Lou Ann Vitsotcky as Vice Chairwoman of Garfield Planning Board.**

Moved: Gerald Walis  
Second: Michael Wisnovsky

Mayor Richard Rigoglioso - Aye  
Chairwoman, Gracie Williams – Aye  
Vice Chairwoman, Lou Ann Visotcky- Aye  
James Clark – Aye  
Michael Garcia – Aye  
Michael Wisnovsky – Aye  
Gerald Walis - Aye  
Jack LoBue - Aye  
Costantino Conte, 2<sup>nd</sup> Alternate - Aye  
**Motion Approved.**

The Chairwoman requested a motion to appoint an Attorney/Secretary for the Planning Board.

Moved: James Clark  
Second: Chairwoman, Gracie Williams

Mayor Richard Rigoglioso - Aye

Chairwoman, Gracie Williams – Aye  
Vice Chairwoman, Lou Ann Visotcky- Aye  
James Clark – Aye  
Michael Garcia – Aye  
Michael Wisnovsky – Aye  
Gerald Walis - Aye  
Jack LoBue - Aye  
Costantino Conte, 2<sup>nd</sup> Alternate - Aye  
**Motion Approved.**

**Motion to appoint Alyssa Cimino as Planning Board Attorney/Secretary.**

Moved: Chairwoman, Gracie Williams  
Second: Vice Chairwoman, Lou Ann Visotcky

Mayor Richard Rigoglioso - Aye  
Chairwoman, Gracie Williams – Aye  
Vice Chairwoman, Lou Ann Visotcky- Aye  
James Clark – Aye  
Michael Garcia – Aye  
Michael Wisnovsky – Aye  
Gerald Walis - Aye  
Jack LoBue - Aye  
Costantino Conte, 2<sup>nd</sup> Alternate - Aye  
**Motion Approved.**

The Chairwoman requested a motion to appoint a Planning Board Engineer.

**Motion to appoint Boswell Engineering as Planning Board Engineer.**

Moved: Gerald Walis  
Second: Michael Garcia

Mayor Richard Rigoglioso - Aye  
Chairwoman, Gracie Williams – Aye  
Vice Chairwoman, Lou Ann Visotcky- Aye  
James Clark – Aye  
Michael Garcia – Aye  
Michael Wisnovsky – Aye  
Gerald Walis - Aye  
Jack LoBue - Aye  
Costantino Conte, 2<sup>nd</sup> Alternate - Aye  
**Motion Approved.**

The Chairman requested a motion to appoint Planning Board Special Projects Engineer.

Moved: Mayor Richard Rigoglioso  
Second: Chairwoman, Gracie Williams

Mayor Richard Rigoglioso - Aye  
Chairwoman, Gracie Williams – Aye  
Vice Chairwoman, Lou Ann Visotcky- Aye  
James Clark – Aye  
Michael Garcia – Aye  
Michael Wisnovsky – Aye  
Gerald Walis - Aye  
Jack LoBue - Aye  
Costantino Conte, 2<sup>nd</sup> Alternate - Aye  
**Motion Approved.**

**Motion to appoint Neglia Engineering Associates as Planning Board Special Projects Engineer.**

Moved: Michael Garcia  
Second: Gerald Walis

Mayor Richard Rigoglioso - Aye  
Chairwoman, Gracie Williams – Aye  
Vice Chairwoman, Lou Ann Visotcky- Aye  
James Clark – Aye  
Michael Garcia – Aye  
Michael Wisnovsky – Aye  
Gerald Walis - Aye  
Jack LoBue - Aye  
Costantino Conte, 2<sup>nd</sup> Alternate - Aye  
**Motion Approved.**

The Chairwoman requested a motion to appoint the Planning Board Planner.

Moved: Michael Garcia  
Second: Michael Wisnovsky

Mayor Richard Rigoglioso - Aye  
Chairwoman, Gracie Williams – Aye  
Vice Chairwoman, Lou Ann Visotcky- Aye  
James Clark – Aye  
Michael Garcia – Aye  
Michael Wisnovsky – Aye  
Gerald Walis - Aye  
Jack LoBue - Aye  
Costantino Conte, 2<sup>nd</sup> Alternate - Aye  
**Motion Approved.**

**Motion to appoint Neglia Engineering Associates as the Planning Board Planner.**

Moved: Mayor Richard Rigoglioso  
Second: Jack LoBue

Mayor Richard Rigoglioso - Aye  
Chairwoman, Gracie Williams – Aye  
Vice Chairwoman, Lou Ann Visotcky- Aye  
James Clark – Aye  
Michael Garcia – Aye  
Michael Wisnovsky – Aye  
Gerald Walis - Aye  
Jack LoBue - Aye  
Costantino Conte, 2<sup>nd</sup> Alternate - Aye  
**Motion Approved.**

The Chairwoman requested a motion to appoint a Court Reporter for the Planning Board.

Moved: Mayor Richard Rigoglioso  
Second: James Clark

Mayor Richard Rigoglioso - Aye  
Chairwoman, Gracie Williams – Aye  
Vice Chairwoman, Lou Ann Visotcky- Aye  
James Clark – Aye  
Michael Garcia – Aye  
Michael Wisnovsky – Aye  
Gerald Walis - Aye  
Jack LoBue - Aye  
Costantino Conte, 2<sup>nd</sup> Alternate - Aye  
**Motion Approved.**

**Motion to appoint Beth Calderone as Planning Board Court Reporter.**

Moved: Chairwoman Gracie Williams  
Second: Mayor Richard Rigoglioso

Mayor Richard Rigoglioso - Aye  
Chairwoman, Gracie Williams – Aye  
Vice Chairwoman, Lou Ann Visotcky- Aye  
James Clark – Aye  
Michael Garcia – Aye  
Michael Wisnovsky – Aye  
Gerald Walis - Aye  
Jack LoBue - Aye  
Costantino Conte, 2<sup>nd</sup> Alternate - Aye

## **Motion Approved.**

Hearing on Amended Redevelopment Plan prepared by Paul N. Ricci entitled Redevelopment Plan for Kalama Redevelopment Site, dated December 1, 2019 regarding property located on River Drive also known as Block 50.01, Lot 1 (“Redevelopment Area”), as shown on the Official Tax Map of the City of Garfield.

Paul Ricci, Professional Planner was sworn to testify before the Board. Mr. Ricci testified that the date of the Plan I have is dated December 20, 2019. The site is a rectangular shape consisting of 6.83 acres. Contamination found onsite has been remediated and been cleared for non-residential use. The Plan envisions the rear of the tract for self-storage and the front along River Dr. to be commercial space. Mr. Ricci testified that the Plan allows for 3,000 to 4,000 square foot for the convenience store retail space, however, he recommends a minimum of 4,000 sq. ft.

The Board pointed out that on the Plan they were given dated December 1, 2019, convenience store retail space is a minimum of 4,000 sq. ft.

Mr. Ricci acknowledged that he was reading from a Plan dated December 20, 2019. Mr. Ricci testified that the self-storage building would resemble an office building. The Plan requires the continuation of the City’s established streetscape palette found along River Dr. On the secondary streets the sidewalks will be replaced and street trees will be planted. Mr. Ricci testified that a traffic engineer has been consulted and more specific traffic information would be included in the Site Plan.

The Board asked for confirmation the remediation has been completed.

Mr. Ricci testified that it was remediated to non-residential status.

The Board asked if the monitoring wells were still active.

Dennis Harrington, Planning Board Engineer, stated that he believes the monitoring wells would remain active as part of the ongoing monitoring of the site.

The Board asked if food service businesses were permitted.

Mr. Ricci testified that if the Board could make a recommendation to permit certain types of restaurants or delicatessens. However, it was recommended to him that due to the amount of parking available, a restaurant would not work.

The Chairwoman then opened the meeting to the public.

Dolores Capizzi from the public stated that at meetings conducted years ago that there would be a residential remediation, not just a commercial remediation. Ms. Capizzi asked if there would be safety concerns for the people working at these stores for several hours a day.

Mr. Ricci testified that he would not feel comfortable answering that question because he is not an environmental specialist.

The Board stated that at the Site Plan hearing we could ask an LSRP representative to attend.

Ms. Capizzi stated that at the City Council meeting it was stated that there would be 80 on-street parking spaces required for this project and is that still the case.

Mr. Ricci testified that the off-street parking available is adequate for this project. Also, if the City Council and the Planning Board could decide to make improvements on Hudson St. and Cambridge Ave. to improve public on-street parking.

The Board asked how many off-street parking spaces there would be.

Mr. Ricci testified that that information would be included on the Site Plan.

Ms. Capizzi asked what is the height of the proposed buildings.

Mr. Ricci testified that the Retail building is 35 ft. and the Warehouse/Storage building is 75 ft.

The Board stated that according to the Plan provided to the Planning Board dated December 1, 2019 states that maximum height for the Warehouse/Storage building is 65 ft.

Mayor Rigoglioso asked Mr. Ricci why the Board had December 1, 2019 Plan and not the December 20, 2019 Plan.

Mr. Ricci stated that he would look at both documents to address the changes between the two documents and provide the updated Plan to the Planning Board.

The Chairwoman asked for a Motion to adopt the Kalama Redevelopment Plan.

**Motion to approve the Kalama Redevelopment Plan with the Recommendation that the Planning Board be provided with the most current Plan.**

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

Mayor Richard Rigoglioso - Aye  
Chairwoman, Gracie Williams – Aye  
Vice Chairwoman, Lou Ann Visotcky- Aye  
James Clark – Aye  
Michael Garcia – Aye  
Michael Wisnovsky – Aye  
Gerald Walis - Aye  
Jack LoBue - Aye  
Costantino Conte, 2<sup>nd</sup> Alternate - Aye  
**Motion Approved.**

Hearing on Amendment to the City Zoning Ordinance of the City of Garfield entitled “Prohibited Uses in All Zone Districts” § 341-13(H), which shall read as follows:

§ 341-13(H) – No person shall rent, lease, solicit, advertise for, offer, permit, allow or fail to discontinue use or occupancy of any dwelling unit for a period of thirty (30) days or less. Nothing shall prevent lawful occupancy of a dwelling unit for a rental period of more than thirty (30) days.

The Chairwoman asked for a motion to adopt the Ordinance.

**Motion to adopt Amendment to City Zoning Ordinance entitled “Prohibited Uses in All Zone Districts” § 341-13(H).**

Moved: Mayor Richard Rigoglioso  
Second: James Clark

Mayor Richard Rigoglioso - Aye  
Chairwoman, Gracie Williams – Aye  
Vice Chairwoman, Lou Ann Visotcky- Aye  
James Clark – Aye  
Michael Garcia – Aye  
Michael Wisnovsky – Aye  
Gerald Walis - Aye  
Jack LoBue - Aye  
Costantino Conte, 2<sup>nd</sup> Alternate - Aye  
**Motion Approved.**

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

Dolores Capizzi from the public voiced her concern about how the ordinance would be enforced. Ms. Capizzi also stated concern regarding raising the building standards to ensure the safety of residents that will be living in the newly constructed buildings.

The Board responded that the State of New Jersey has a building code for all construction in the state and the City ensures that the building code is being followed.

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

The Chairwoman asked for a motion to close the meeting.

**Motion to close meeting.**

Moved: Jack LoBue  
Second: Michael Wisnovsky

Mayor Richard Rigoglioso - Aye

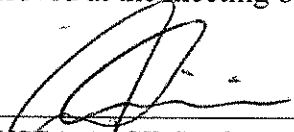
Chairwoman, Gracie Williams – Aye  
Vice Chairwoman, Lou Ann Visotcky- Aye  
James Clark – Aye  
Michael Garcia – Aye  
Michael Wisnovsky – Aye  
Gerald Walis - Aye  
Jack LoBue - Aye  
Costantino Conte, 2<sup>nd</sup> Alternate - Aye  
**Motion Approved.**

Respectfully submitted,



Alyssa A. Cimino  
Planning Board Secretary

Approved at the meeting on May 28, 2020.



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ALYSSA A. CIMINO  
Planning Board Secretary