

PLANNING BOARD, CITY OF GARFIELD
MINUTES OF THE WORK SESSION
Conducted on September 24, 2020

The work session was conducted via Zoom Conference due to COVID-19 and was called to order by Vice Chairwoman Visotcky at 6:35 p.m. who thereupon read the statement required by the Open Public Meeting Act. Secretary called the roll.

WORK SESSION ROLL CALL:

Vice Chairwoman, Lou Ann Visotcky
James Clark
Michael Garcia
Michael Wisnovsky
Gerald Walis (arrived at 6:40 p.m.)
Costantino Conte, 2nd Alternate

Absent:

Mayor Richard Rigoglioso
Councilwoman, Erin Delaney
Chairwoman, Gracie Williams
Jack LoBue
Peter Santacroce, 1st Alternate

Others present were:

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

The Vice Chairwoman asked for a motion to approve the minutes from the meeting held on August 27, 2020.

Motion to approve Minutes of Regular Meeting on August 27, 2020.

Moved: Michael Wisnovsky
Second: James Clark

Vice Chairwoman, Lou Ann Visotcky- Aye
James Clark – Aye
Michael Garcia – Aye
Michael Wisnovsky – Aye
Gerald Walis – Aye
Costantino Conte, 2nd Alternate - Aye
Motion Approved.

Ms. Cimino presented an invoice for payment from Gann Law Books.

The Vice Chairwoman asked for a motion to approve payment of the invoice from Gann Law Books.

Motion to approve payment of Invoice from Gann Law Books.

Moved: Michael Garcia
Second: Michael Wisnovsky

Vice Chairwoman, Lou Ann Visotcky- Aye
James Clark – Aye
Michael Garcia – Aye
Michael Wisnovsky – Aye
Gerald Walis – Aye
Costantino Conte, 2nd Alternate - Aye
Motion Approved.

The Board had a discussion regarding the requirement of traffic study, water, sewer and utility studies for the 281, 289 & 291 Passaic St. and 8 Clark St. application. Mr. Zalarick, the applicant's attorney, stated that many times when the application is heard, it is heard "subject to" the studies being conducted after the project is approved.

The Vice Chairwoman asked for a motion to continue this discussion in the Regular Meeting Session.

Motion to continue discussion of 281, 289 & 291 Passaic St. and 8 Clark St. Application in the Regular Meeting Session.

Moved: James Clark
Second: Costantino Conte

Vice Chairwoman, Lou Ann Visotcky- Aye
James Clark – Aye
Michael Garcia – Aye
Michael Wisnovsky – Aye
Gerald Walis – Aye
Costantino Conte, 2nd Alternate - Aye
Motion Approved.

The Vice Chairwoman asked for a motion to close the Work Session.

Motion to close the Work Session.

Moved: Gerald Walis
Second: Michael Wisnovsky

Vice Chairwoman, Lou Ann Visotcky- Aye
James Clark – Aye
Michael Garcia – Aye
Michael Wisnovsky – Aye
Gerald Walis – Aye
Costantino Conte, 2nd Alternate - Aye
Motion Approved.

Respectfully submitted,

Alyssa A. Cimino
Planning Board Secretary

Approved at the meeting on October 22, 2020.

ALYSSA A. CIMINO
Planning Board Secretary

PLANNING BOARD, CITY OF GARFIELD
MINUTES OF THE REGULAR MEETING
Conducted on September 24, 2020

The Regular Meeting was conducted via Zoom Conference and was called to order by Vice Chairwoman Visotcky at 7:03 p.m. who thereupon read the statement required by the Open Public Meeting Act. Secretary called the roll.

ROLL CALL:

Vice Chairwoman, Lou Ann Visotcky
James Clark
Michael Garcia
Michael Wisnovsky
Gerald Walis
Costantino Conte, 2nd Alternate

Absent:

Mayor Richard Rigoglioso
Councilwoman, Erin Delaney
Chairwoman, Gracie Williams
Jack LoBue
Peter Santacroce, 1st Alternate

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 Vice Chairwoman Lou Ann Visotcky
PUBLIC LAW 1975 CHAPTER 231 "OPEN PUBLIC MEETING ACT" PUBLIC
HEARING: November 28, 2019 Council Chambers, City Hall Commencing at 7:00 p.m.

A subsequent Notice of venue change from Council Chambers, Second Floor, City Hall to a Zoom Conference Meeting has been provided at least 48 hours in advance by publication in The Herald News on September 21, 2020 and in The Bergen Record on September 21, 2020.

Old Business

Continuation of Hearing on Application for Site Plan Approval and any Amendments and/or Subdivision Approval regarding Block 41, Lots 1.01, 1.02, 5, & 6 as shown on the Official Tax

Map of the City of Garfield, more commonly known as 281, 289 & 291 Passaic Street and 8 Clark Street.

Mr. Clark wanted to address the Garfield Fire Dept. report recommendations for the project.

Mr. Zalarick proposed adjourning the hearing to the October Planning Board meeting to give the Board time to review the Fire Dept concerns.

The Vice Chairwoman asked for a motion to adjourn this application to the next meeting on October 22, 2020.

Motion to adjourn hearing on application for Site Plan Approval of 281, 289 & 291 Passaic St. and 8 Clark St. to October 22, 2020.

Moved: Michael Garcia

Second: James Clark

Vice Chairwoman, Lou Ann Visotcky – Aye

James Clark – Aye

Michael Garcia – Aye

Michael Wisnovsky – Aye

Gerald Walis - Aye

Costantino Conte – Aye

Motion Approved.

New Business

Hearing on Resolution 20-220 of the Garfield City Council to examine whether the property known as Block 140, Lots 91.01 & 100.01 as shown on the Official Tax Map of the City of Garfield, more commonly known as 933 River Drive, should be determined to be 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.

The Vice Chairwoman asked for a motion to approve the resolution.

Motion to approve City Council Resolution #20-220 to authorize a Redevelopment Study of 933 River Dr.

Moved: Michael Wisnovsky

Second: James Clark

Vice Chairwoman, Lou Ann Visotcky – Aye

James Clark – Aye

Michael Garcia – Aye

Michael Wisnovsky – Aye

Gerald Walis - Nay

Costantino Conte – Aye

Motion Approved.

Hearing on first reading of Garfield City Council Ordinance to provide for the amendment of Chapter 341 zoning of the revised general ordinances of the City of Garfield with the addition of a new section entitled “Telecommunications Facilities in the Public Right-Of-Way”.

Mr. Harrington explained that these are small cell sites which are mounted on existing utility poles and are about the size of a suitcase. This ordinance gives the City control over where the cell sites are located.

The Vice Chairwoman asked for a motion to approve the ordinance.

Motion to approve 1st Reading of Ordinance amending Chapter 341 – addition of new Section entitled “Telecommunications Facilities in the Public Right-Of-Way”.

Moved: Gerald Walis

Second: Vice Chairwoman, Lou Ann Visotcky

Vice Chairwoman, Lou Ann Visotcky – Aye

James Clark – Aye

Michael Garcia – Aye

Michael Wisnovsky – Aye

Gerald Walis - Aye

Costantino Conte – Aye

Motion Approved.

The Vice Chairwoman asked for a motion to open the meeting to the public.

Motion to open the meeting to the public.

Moved: James Clark

Second: Michael Wisnovsky

Vice Chairwoman, Lou Ann Visotcky – Aye

James Clark – Aye

Michael Garcia – Aye

Michael Wisnovsky – Aye

Gerald Walis - Aye

Costantino Conte – Aye

Motion Approved.

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

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

The Vice Chairwoman asked for a motion to close the public session.

Motion to close the Public Session.

Moved: Michael Garcia
Second: Michael Wisnovsky

Vice Chairwoman, Lou Ann Visotcky – Aye
James Clark – Aye
Michael Garcia – Aye
Michael Wisnovsky – Aye
Gerald Walis - Aye
Costantino Conte – Aye
Motion Approved.

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

Motion to close meeting.

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

Vice Chairwoman, Lou Ann Visotcky – Aye
James Clark – Aye
Michael Garcia – Aye
Michael Wisnovsky – Aye
Gerald Walis - Aye
Costantino Conte, 2nd Alternate - Aye
Motion Approved.

Respectfully submitted,

Alyssa A. Cimino
Planning Board Secretary

Approved at the meeting on October 22, 2020.

ALYSSA A. CIMINO
Planning Board Secretary