

PLANNING BOARD, CITY OF GARFIELD
MINUTES OF THE WORK SESSION
Conducted on October 22, 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:

Councilwoman, Erin Delaney
Vice Chairwoman, Lou Ann Visotcky
James Clark
Michael Garcia
Jack LoBue
Peter Santacroce, 1st Alternate
Costantino Conte, 2nd Alternate

Absent:

Mayor Richard Rigoglioso
Chairwoman, Gracie Williams
Michael Wisnovsky
Gerald Walis

Others present were:

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

The Vice Chairwoman asked for a motion to approve the minutes from the meeting held on September 24, 2020.

Motion to approve Minutes of Regular Meeting on September 24, 2020.

Moved: James Clark
Second: Michael Garcia

Councilwoman, Erin Delaney - Aye
Vice Chairwoman, Lou Ann Visotcky- Aye
James Clark – Aye
Michael Garcia – Aye
Jack LoBue – Aye
Peter Santacroce, 1st Alternate – Abstain
Motion Approved.

Ms. Cimino presented an invoice for payment from Zoom Video Communications, Inc.

The Vice Chairwoman asked for a motion to approve payment of the invoice from Zoom Video Communications, Inc.

Motion to approve payment of Invoice from Zoom Video Communications, Inc.

Moved: Councilwoman, Erin Delaney
Second: Michael Garcia

Councilwoman, Erin Delaney - Aye
Vice Chairwoman, Lou Ann Visotcky- Aye
James Clark – Aye
Michael Garcia – Aye
Jack LoBue – Aye
Peter Santacroce, 1st Alternate – Aye
Motion Approved.

Resolutions

Motion to memorialize Resolution PB-03-2020 which ratifies 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-Condemnation Redevelopment Area pursuant to the Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1, et seq.

Motion to memorialize Resolution PB-03-2020 adopting City Council Resolution 20-220 (933 River Drive).

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

Councilwoman, Erin Delaney - Aye
Vice Chairwoman, Lou Ann Visotcky- Aye
James Clark – Aye
Michael Garcia – Aye
Jack LoBue – Aye
Peter Santacroce, 1st Alternate – Aye
Motion Approved.

Motion to close the Work Session.

Moved: Councilwoman, Erin Delaney
Second: Jack LoBue

Councilwoman, Erin Delaney - Aye
Vice Chairwoman, Lou Ann Visotcky- Aye
James Clark – Aye
Michael Garcia – Aye
Jack LoBue – Aye
Peter Santacroce, 1st Alternate – Aye
Motion Approved.

Respectfully submitted,

Alyssa A. Cimino
Planning Board Secretary

Approved at the meeting on November 19, 2020.

ALYSSA A. CIMINO
Planning Board Secretary

PLANNING BOARD, CITY OF GARFIELD
MINUTES OF THE REGULAR MEETING
Conducted on October 22, 2020

The Regular Meeting was conducted via Zoom Conference and was called to order by Vice Chairwoman Visotcky 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 (joined meeting at 7:10 p.m.)
Councilwoman, Erin Delaney
Vice Chairwoman, Lou Ann Visotcky
James Clark
Michael Garcia
Jack LoBue
Peter Santacroce, 1st Alternate

Absent:

Chairwoman, Gracie Williams
Michael Wisnovsky
Gerald Walis
Costantino Conte, 2nd Alternate

Others present were:

Alyssa A. Cimino, Esq., Attorney/Secretary of the Planning Board
Dennis Harrington, Planning Board Engineer
Suzanne McGuire, 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 October 16, 2020 and in The Bergen Record on October 16, 2020.

New Business

Consideration of proposal submitted by DMR to conduct a study of 933 River Drive as 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 noted that the proposal lists Garfield as a Borough instead of a City.

Ms. Cimino stated that the proposal will be corrected.

The Vice Chairwoman asked for motion to approve the proposal from DMR to conduct a study of 933 River Drive.

Motion to approve proposal for DMR to conduct a study of 933 River Dr.

Moved: Michael Garcia
Second: Councilwoman, Erin Delaney

Mayor Richard Rigoglioso - Aye
Councilwoman, Erin Delaney - Aye
Vice Chairwoman, Lou Ann Visotcky- Aye
James Clark – Aye
Michael Garcia – Aye
Jack LoBue – Lost connection
Peter Santacroce, 1st Alternate – Aye
Motion Approved.

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.

Gary Zalarick, Esq. appeared on behalf of the applicant, 293 Passaic Street LLC. owned by Frank Inserra and Jack Inserra.

Frank Inserra - sworn. Mr. Inserra testified that his family has owned the property for 80 years. Mr. Inserra testified that currently the property is mixed use. There is a cabinet factory, a two-family house, a t-shirt factory, a hair salon, a Fed-Ex drop off, a retail hair and cosmetic supplier in addition to a few residential buildings.

Mr. Garcia asked if any of the residents have been informed.

Mr. Inserra testified that none of the residents have been informed as yet.

Mr. Walis stated that the Garfield Fire Dept. met with Mr. Naylis regarding their recommendations. He asked if Mr. Inserra received the recommendations and does he agree with the recommendations.

Mr. Inserra testified that he has received the recommendations and agrees with them and that he will comply with all of the fire safety standards recommended by the Garfield Fire Dept.

Thomas G. Stearns, III, Civil Engineer and Surveyor – sworn. Mr. Stearns testified that this property is approximately 100 ft. deep by 200 ft. wide at the intersection of Clark St. and Passaic St. The site has minimal change in grade going from a low point of elevation 37 (southwestern corner of property) to a high point of elevation 40 (northwestern corner of property). There is a 3 foot grade change across the property. Mr. Stearns testified that the lot consolidation plan is to take the 4 lots and consolidate them into 1 lot. The proposed building is 48 ft. deep by 190 ft. wide with the front on Passaic St. There will be a 5ft. side yard on the east side of property and 5 ft. on Clark and the rear yard of 51.39 ft. The proposal is for 3 commercial units, a ground floor residential unit for handicap accessibility and 16 residential units on the 2 floors above. At the rear of the building there will be 16 garages on the 1st floor with spaces behind those garages and two entryways in the rear. Behind that is a 24 ft. drive aisle and 8 parallel parking spaces at the rear. The property will be surrounded by a stockade fence. Two dumpsters (1 for regular garbage & 1 for recycling) will be fenced in at the end of the 24 ft. drive aisle. The proposal includes a storm system with three seepage pits at the back of the property that will take all the water runoff from the building. Mr. Stearns also testified that no variances are required for this project. The building coverage and height requirements are in compliance with zoning regulations.

Mr. Garcia asked if there would be any off-street visitor parking.

Mr. Stearns testified that 6 of the off-street parking spaces would be available for visitors.

Mr. Harrington stated that they have reviewed the traffic report and there are no objections to the traffic report and feel that the impact on traffic would be minimal.

Mr. Walis suggested that the sewer study and the water study should be done prior to approval of the project, since the applicant plans to put in a larger sprinkler system which has to meet certain criteria.

Mr. Stearns testified that he would like to wait until the project is approved before having those studies done.

Mr. Harrington stated concern regarding utilizing the 1st parking space off of Clark St. because it is up against the property line and difficult to access.

Mr. Stearns testified that he would be able to move the parking spaces to the east that would make that space more accessible.

Mr. Harrington stated that is acceptable. He also addressed a grading and drainage issue.

Mr. Stearns testified that was an error and he would revise it and check the other grading and any other issues with the grading draining plan that Mr. Harrington raises.

Mr. Harrington stated that he would like Mr. Stearns to confirm that he would coordinate with the City of Garfield and Bergen County regarding placement of trees and the lighting around the building. If there were any issues to neighboring properties after construction, the City reserves the right for 12 months to require that the applicant will modify the lighting and alleviate concerns to neighboring properties.

Mr. Stearns testified that he was in agreement.

Mr. Juzmeski asked if Mr. Stearns agreed with his recommendations made in two letters, the last letter dated Sept. 21, 2020 regarding a block enclosure for the dumpster and for architectural light fixtures with less glare for neighboring properties.

Mr. Stearns testified that he agreed with the recommendations.

John Bryjak, Architect – sworn. Mr. Bryjack testified the plans call for a 3-story building with commercial and one residential unit on the first floor and 16 residential units on the upper floors. The building exterior would consist of stucco on the first floor, the upper floors would consist of siding and stucco and along its length would be gables. The roof material would be asphalt shingles. The private garages for most of the units are in the rear of the building along with two entrances to each section of the building. All of the residential units consist of two bedrooms, kitchen, living room, dinette area, laundry room, hall bathroom and another bathroom in the master bedroom. The units are between 998 sq. ft.-1,120 sq. ft. The commercial spaces are also about 1,000 sq. ft. Each building is split into 4 dwelling units with a thru fire wall.

Mr. Garcia asked about the number of stairways.

Mr. Bryjak testified that each building has one staircase that goes from the first floor to the third floor.

Mr. Walis asked if the plan was always for two-bedroom units.

Mr. Bryjak testified that the plan was for all two-bedroom units from the beginning.

Mr. Juzmeski asked whether each tenant would have to bring their trash down to the dumpster or is there a trash shoot.

Mr. Bryjak testified that tenants would have to bring their trash to the dumpster.

Mr. Juzmeski asked if the siding on the building was going to be aluminum or hearty plank.

Mr. Bryjak testified it would be either vinyl or some type of fiber cement.

Mr. Harrington asked about the HVAC units.

Mr. Bryjak testified they would be using PTAC which is a package terminal air conditioner unit for each of the residential units and the commercial spaces.

The Vice Chairwoman asked about elevators and handicapped accessibility.

Mr. Bryjak testified that elevators are not required in this building by code. They are required to provide at least one handicapped accessible unit and they are providing one accessible unit on the first floor.

Mr. Walis asked if there would be any utilities in the crawl space above the apartments.

Mr. Bryjak testified that the crawl space would just be an attic space.

Gerard J. Naylis, Fire Protection Engineer – sworn. Mr. Naylis testified that he recommended to the applicant that a sprinkler system, specifically an NFPA-13 system, which is above what is required by the State code be installed. This sprinkler system is designed to allow for evacuation and also to protect people in the building as well as to protect the building itself. There will be automatic fire detection and alarm systems throughout the building to the residential units and the commercial space. It will be monitored off-site for 24/7 coverage. Mr. Naylis testified that he recommended that motorized fans be used to ventilate the building instead of cutting a hole in the roof. The two stairways will be constructed from masonry which provide better protection for people evacuating the building. The public water supply is more than adequate to support the sprinkler system. Mr. Naylis testified that he met with the Garfield Fire Chief to review all specifications. Mr. Naylis agreed to the Chief's recommendations for sand pipe connections in the stairwells and to incorporate roof hatches through the stairwell to allow quicker access to the roof and to provide ventilation through the roof during a fire.

Mr. Walis asked where the fire department connection would be located.

Mr. Naylis testified that he discussed this with the Fire Chief and notified him that they would situate the fire department connection wherever the Fire Department suggests.

William Stimmel, Traffic Operations Engineer – sworn. Mr. Stimmel testified that a comparison of the site generated traffic volumes of the existing site and the proposed site, shows that redevelopment of the site will result in a decrease in traffic during peak hours, when compared to full occupancy of the existing site. The proposed driveway is adequate for the types of vehicles expected to access the site, typically garbage trucks, box trucks and fire trucks, and found no issues with trucks maneuvering in or out of the property. Mr. Stimmel testified that the proposed site will not have any adverse impact to traffic operations or safety in the surrounding area. Mr. Stimmel testified that this would be an improvement.

Mr. Walis asked if any provision has been made for loading zones for the commercial businesses.

Mr. Stimmel testified that it is anticipated that the loading and unloading operation would occur on Passaic St. Not knowing what type of businesses would be occupying the commercial spaces, he does not anticipate that it would be necessary to create a loading zone.

Mr. Walis stated that there is an opportunity now to create a loading zone.

Mr. Stimmel testified that if the Board feels it is appropriate, the applicant could investigate the creation of a loading zone along Clark St.

The Vice Chairwoman asked what the garages in the back of the building would be used for.

Mr. Stimmel testified that they would be used for residence parking.

Mr. Harrington asked if it would be acceptable to the Board and to the applicant to hold the creation of a loading zone as a condition of approval. It may be counterproductive to create a loading zone at this point. However, I think that it is a County right of way and the City controls

the parking typically on a County roadway and does not require the applicant's agreement if it becomes an issue in the future.

Mr. Zalarick stated that the applicant would agree.

Mr. Clark asked what the length is of a loading zone.

Mr. Harrington stated that typically a loading zone is 50 ft.

Motion to open the meeting to the public.

Moved: Councilwoman, Erin Delaney

Second: James Clark

Mayor Richard Rigoglioso - Aye

Councilwoman, Erin Delaney - Aye

Vice Chairwoman, Lou Ann Visotcky - Aye

James Clark – Aye

Michael Garcia – Aye

Gerald Walis – Aye

Jack LoBue – Aye

Peter Santacroce, 1st Alternate – 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: Councilwoman, Erin Delaney

Second: Jack LoBue

Mayor Richard Rigoglioso - Aye

Councilwoman, Erin Delaney - Aye

Vice Chairwoman, Lou Ann Visotcky – Aye

James Clark – Aye

Michael Garcia – Aye

Gerald Walis - Aye

Jack LoBue– Aye

Peter Santacroce - Aye

Motion Approved.

The Vice Chairwoman asked for a motion to approve the application for Site Plan Approval and any Amendments and/or Subdivision Approval of 281, 289 & 291 Passaic St. and 8 Clark St.

Motion to approve application for Site Plan Approval and any Amendments and/or Subdivision Approval of 281, 289 & 291 Passaic St. and 8 Clark St.

Moved: Councilwoman, Erin Delaney
Second: James Clark

Mayor Richard Rigoglioso - Aye
Councilwoman, Erin Delaney - Aye
Vice Chairwoman, Lou Ann Visotcky – Aye
James Clark – Aye
Michael Garcia – Aye
Gerald Walis - Nay
Jack LoBue– Aye
Peter Santacroce - Aye
Motion Approved pursuant to conditions listed below.

Approval is granted with the condition of conformance to the requirements of the Board Engineer, Planner, the Garfield Fire Dept. as well as supplying the required reports regarding the City's utility systems and any off track improvements that might be required.

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

Motion to close meeting.

Moved: Michael Garcia
Second: Jack LoBue

Mayor Richard Rigoglioso - Aye
Councilwoman, Erin Delaney - Aye
Vice Chairwoman, Lou Ann Visotcky – Aye
James Clark – Aye
Michael Garcia – Aye
Gerald Walis - Aye
Jack LoBue- Aye
Peter Santacroce, 1st Alternate
Motion Approved.

Respectfully submitted,

Alyssa A. Cimino
Planning Board Secretary

Approved at the meeting on November 19, 2020.

ALYSSA A. CIMINO
Planning Board Secretary