

**PLANNING BOARD, CITY OF GARFIELD**  
**MINUTES OF THE WORK SESSION**  
**Conducted on November 19, 2020**

The work session was conducted via Zoom Conference due to COVID-19 and was called to order by Chairwoman Williams at 6:47 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  
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:

Mayor Richard Rigoglioso  
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  
Beth Calderone, Certified Court Reporter

The Chairwoman asked for a motion to approve the minutes from the meeting held on October 22, 2020.

**Motion to approve Minutes of Regular Meeting on October 22, 2020.**

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

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

No bills or correspondence was presented.

**Motion to close the Work Session.**

Moved: Jack LoBue  
Second: Chairwoman, Gracie Williams

Councilwoman, Erin Delaney – 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 December 17, 2020.

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ALYSSA A. CIMINO  
Planning Board Secretary

**PLANNING BOARD, CITY OF GARFIELD**  
**MINUTES OF THE REGULAR MEETING**  
**Conducted on November 19, 2020**

The Regular Meeting was conducted via Zoom Conference and 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:**

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

Absent:

Mayor Richard Rigoglioso  
Peter Santacrocce, 1<sup>st</sup> 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 November 12, 2020 and in The Bergen Record on November 12, 2020.

**Resolutions**

- a. Motion to memorialize Resolution PB-04-2020 approving proposal submitted by DMR to perform a study of 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.

**Motion to memorialize Resolution PB-04-2020 approving proposal submitted by DMR to perform study (933 River Drive).**

Moved: Councilwoman, Erin Delaney

Second: Jack LoBue

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

- b. Motion to memorialize Resolution PB-05-2020 approving 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, Garfield, NJ, with conditions.

**Motion to memorialize Resolution PB-05-2020 approving Application for Site Plan Approval and any Amenments and/or Subdivision Approval with conditions (281, 289 & 291 Passaic Street and 8 Clark Street).**

Moved: James Clark

Second: Councilwoman, Erin Delaney

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

- c. Resolution PB-07-2020 authorizing the Board Secretary to publish the Requests For Qualifications for the Board Professionals for the year 2021.

**Motion to approve Resolution PB-07-2020 authorizing the Board Secretary to publish the Requests For Qualification for Board Professionals for the year 2021.**

Moved: Vice Chairwoman, Lou Ann Visotcky

Second: Gerald Walis

Councilwoman, Erin Delaney – 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.**

- d. Resolution approving Resolution PB-06-2020 establishing and authorizing the Planning Board regular schedule of Public Hearings for the calendar year 2021.

**Motion to approve Resolution PB-06-2020 establishing and authorizing the Planning Board regular schedule of Public Hearings for the calendar year 2021.**

Moved: Councilwoman, Erin Delaney

Second: James Clark

Councilwoman, Erin Delaney – 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.**

**New Business**

Hearing to approve the study conducted by DMR Architects examining 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, 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.

Francis Reiner from DMR Architects appeared before the Board. Mr. Reiner stated that the existing Zoning designation would remain in place and the existing uses that were previously

permitted would remain the same. Mr. Reiner explained that the property meets the statutory criteria for redevelopment considering that the former bank building has been vacant for over 2 years. It also meets the criteria in that several anomalies cause it to have a faulty arrangement and design. Those include that there is only a single entrance in the middle of the property. There is no access point to Lot 100.01 without going through 91.01.

Mr. Walis asked why the building could not be repurposed by another business instead of being redeveloped.

Mr. Reiner stated that pursuant to the redevelopment law they are asked to determine whether the property meets the statutory criteria. It may be able to be repurposed without being demolished. The assessment that they provide is based on existing conditions and there are conditions on the property that they believe create hazardous conditions to the public's health, safety and welfare.

Mr. LoBue asked about the area being used as a B-1 and a B-2 district according to the report.

Mr. Reiner stated that the existing zoning for the property is under the B-2 district. They included the 6 permitted uses identified in a B-2 district. The first permitted use under B-2 includes "any use permitted in a B-1 district". That is why the permitted uses for the B-1 district are included in the report. The district designation will not change.

The Vice Chairwoman asked who owns the property.

Mr. Walis stated that Capodaglia purchased the property.

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

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

The Chairwoman asked for a motion to adopt the study.

**Motion to adopt Redevelopment Investigation Report dated 11/19/2020 (933 River Dr.)**

Moved: James Clark  
Second: Michael Garcia

Councilwoman, Erin Delaney - Aye  
Chairwoman, Gracie Williams – Aye  
Vice Chairwoman, Lou Ann Visotcky- Aye  
James Clark – Aye  
Michael Garcia – Aye  
Michael Wisnovsky - Aye  
Gerald Walis - Abstain  
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 in the public session.

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

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

**Motion to close the Public Session.**

Moved: Vice Chairwoman, Lou Ann Visotcky

Second: Jack LoBue

Councilwoman, Erin Delaney - 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 for a motion to close the meeting.

**Motion to close meeting.**

Moved: Councilwoman, Erin Delaney

Second: Jack LoBue

Councilwoman, Erin Delaney - 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 December 17, 2020.

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ALYSSA A. CIMINO  
Planning Board Secretary