

**PLANNING BOARD, CITY OF GARFIELD  
MINUTES OF THE WORK SESSION  
Conducted on December 17, 2020**

The work session was conducted via Zoom Conference due to COVID-19 and was called to order by Chairwoman Williams at 6:55 p.m. who thereupon read the statement required by the Open Public Meeting Act. Secretary called the roll.

**WORK SESSION ROLL CALL:**

Chairwoman, Gracie Williams  
Vice Chairwoman, Lou Ann Visotcky  
James Clark  
Michael Garcia  
Gerald Walis  
Jack LoBue

Absent:

Mayor Richard Rigoglioso  
Councilwoman, Erin Delaney  
Michael Wisnovsky  
Peter Santacroce, 1<sup>st</sup> Alternate  
Costantino Conte, 2<sup>nd</sup> Alternate

Others present were:

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

The Chairwoman asked for a motion to approve the minutes from the meeting held on November 19, 2020.

**Motion to approve Minutes of Regular Meeting on November 19, 2020.**

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

Chairwoman, Gracie Williams - Aye  
Vice Chairwoman, Lou Ann Visotcky- Aye  
James Clark – Aye  
Michael Garcia – Aye  
Gerald Walis - Aye  
Jack LoBue – Aye  
**Motion Approved.**

No bills or correspondence was presented.

**Motion to close the Work Session.**

Moved: Michael Garcia

Second: James Clark

Chairwoman, Gracie Williams - Aye

Vice Chairwoman, Lou Ann Visotcky- Aye

James Clark – Aye

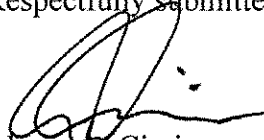
Michael Garcia – Aye

Gerald Walis - Aye

Jack LoBue – Aye

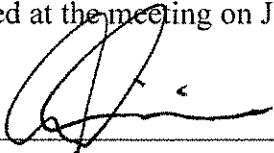
**Motion Approved.**

Respectfully submitted,



Alyssa A. Cimino  
Planning Board Secretary

Approved at the meeting on January 28, 2021.



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ALYSSA A. CIMINO  
Planning Board Secretary

**PLANNING BOARD, CITY OF GARFIELD**  
**MINUTES OF THE REGULAR MEETING**  
**Conducted on December 17, 2020**

The Regular Meeting was conducted via Zoom Conference and was called to order by Chairwoman Williams at 7:10 p.m. who thereupon read the statement required by the Open Public Meeting Act. Secretary called the roll.

**ROLL CALL:**

Chairwoman, Gracie Williams  
Vice Chairwoman, Lou Ann Visotcky  
James Clark  
Michael Garcia  
Gerald Walis  
Jack LoBue  
Peter Santacroce, 1<sup>st</sup> Alternate

Absent:

Mayor Richard Rigoglioso  
Councilwoman, Erin Delaney  
Michael Wisnovsky  
Costantino Conte, 2<sup>nd</sup> Alternate

Others present were:

Alyssa A. Cimino, Esq., Attorney/Secretary of the Planning Board  
Eileen Boland, 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: 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-08-2020 adopting the study conducted by DMR Architects entitled "Preliminary Investigation for Determination of an Area in Need of Redevelopment" dated October 28, 2020, updated November 19, 2020 and determining 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 (“Property”), as “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-08-2020 adopting the study conducted by DMR (933 River Drive).**

Moved: Michael Garcia  
Second: Jack LoBue

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

**New Business**

Hearing on Application for Amended Site Plan Approval regarding the property located at 99 Passaic Street, also know as Block 23, Lots 25, 28 & 29 as shown on the Official Tax Map of the City of Garfield (“Property”).

No one appeared from Prime & Tuvel, applicant’s attorney, or from Stonefield Engineering and Design to present the Amended Site Plan.

The Board had a discussion regarding the changes included on the Amended Site Plan.

The Chairwoman asked for a motion to postpone the hearing to the next meeting on January 28, 2021.

**Motion to postpone hearing on Amended Site Plan Approval (99 Passaic St.)**

Moved: Jack LoBue  
Second: Peter Santacroce, 1<sup>st</sup> Alternate

Chairwoman, Gracie Williams - Aye  
Vice Chairwoman, Lou Ann Visotcky- Aye  
James Clark – Aye  
Michael Garcia – Aye  
Gerald Walis - Aye  
Jack LoBue – Aye  
Peter Santacroce, 1<sup>st</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: Michael Garcia  
Second: Chairwoman, Gracie Williams

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

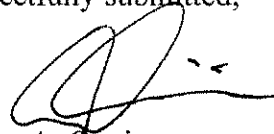
The Chairwoman asked for a motion to close the meeting.

**Motion to close meeting.**

Moved: Michael Garcia  
Second: James Clark


Chairwoman, Gracie Williams – Aye  
Vice Chairwoman, Lou Ann Visotcky – Aye  
James Clark – Aye  
Michael Garcia – 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 28, 2021.



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ALYSSA A. CIMINO  
Planning Board Secretary