

**PLANNING BOARD, CITY OF GARFIELD  
MINUTES OF THE WORK SESSION  
Conducted on January 28, 2021**

The work session was conducted via Zoom Conference due to COVID-19 and was called to order by Chairwoman Williams at 6:30 p.m. who thereupon read the statement required by the Open Public Meeting Act. Secretary called the roll.

**WORK SESSION ROLL CALL:**

Councilman, Romi Herrera  
Chairwoman, Gracie Williams  
Vice Chairwoman, Lou Ann Visotcky  
James Clark  
Michael Wisnovsky  
Jack LoBue  
Dan Golabek  
Peter Santacroce, 1<sup>st</sup> Alternate

Absent:

Mayor Richard Rigoglioso  
Michael Garcia  
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

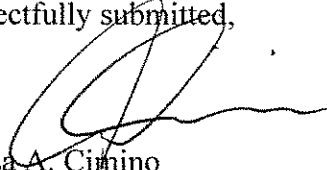
The Chairwoman asked for a motion to approve the minutes from the meeting held on December 17, 2020.

**Motion to approve Minutes of Regular Meeting on December 17, 2020.**

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

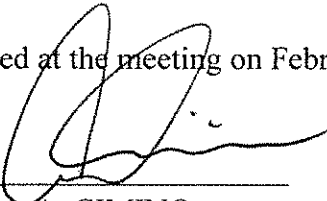
Councilman, Romi Herrera – Abstain  
Chairwoman, Gracie Williams - Aye  
Vice Chairwoman, Lou Ann Visotcky- Aye  
James Clark – Aye  
Michael Wisnovsky - Aye  
Jack LoBue – Aye  
Dan Golabek – Abstain  
Peter Santacroce - Abstain  
**Motion Approved.**

Respectfully submitted,



Alyssa A. Cimino  
Planning Board Secretary

Approved at the meeting on February 25, 2021.



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ALYSSA A. CIMINO  
Planning Board Secretary

**PLANNING BOARD, CITY OF GARFIELD**  
**MINUTES OF THE REGULAR MEETING**  
**Conducted on January 28, 2021**

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:**

Mayor Richard Rigoglioso  
Councilman, Romi Herrera  
Chairwoman, Gracie Williams  
Vice Chairwoman, Lou Ann Visotcky  
James Clark  
Michael Wisnovsky  
Jack LoBue  
Dan Golabek  
Peter Santacroce, 1<sup>st</sup> Alternate

Absent:

Michael Garcia  
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 26, 2020 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 Bergen Record and The Herald News on January 23, 2021.

**New Business**

The Chairwoman stated that the first order of business for 2021 is a reorganization of the Planning Board. The Chairwoman requested a motion to appoint a Chairperson for the Planning Board.

**Motion to appoint Lou Ann Visotcky as Planning Board Chairwoman.**

Moved: Mayor Richard Rigoglioso  
Second: Chairwoman, Gracie Williams

Mayor Richard Rigoglioso – Aye  
Councilman, Romi Herrera - Aye  
Chairwoman, Gracie Williams – Aye  
Vice Chairwoman, Lou Ann Visotcky- Aye  
James Clark – Aye  
Michael Wisnovsky – Aye  
Jack LoBue - Aye  
Dan Golabek - Aye  
Peter Santacroce – 1<sup>st</sup> Alternate - Aye  
**Motion Approved.**

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

**Motion to appoint Michael Wisnovsky as Vice Chairman of Garfield Planning Board.**

Moved: James Clark  
Second: Mayor Richard Rigoglioso

Mayor Richard Rigoglioso - Aye  
Councilman, Romi Herrera - Aye  
Chairwoman, Lou Ann Visotcky – Aye  
Gracie Williams - Aye  
James Clark – Aye  
Michael Wisnovsky – Aye  
Jack LoBue - Aye  
Dan Golabek - Aye  
Peter Santacroce, 1<sup>st</sup> Alternate - Aye  
**Motion Approved.**

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

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

Moved: Vice Chairman, Michael Wisnovsky  
Second: Councilman, Romi Herrera

Mayor Richard Rigoglioso - Aye  
Councilman, Romi Herrera - Aye  
Chairwoman, Lou Ann Visotcky – Aye  
Vice Chairman, Michael Wisnovsky - Aye  
Gracie Williams - Aye  
James Clark – Aye  
Jack LoBue - Aye

Dan Golabek – Aye  
Peter Santacroce, 1<sup>st</sup> Alternate - Aye  
**Motion Approved.**

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

**Motion to appoint Maser Consulting as Planning Board Engineer.**

Moved: Mayor Richard Rigoglioso  
Second: Councilman, Romi Herrera

Mayor Richard Rigoglioso - Aye  
Councilman, Romi Herrera - Aye  
Chairwoman, Lou Ann Visotcky – Aye  
Vice Chairman, Michael Wisnovsky - Aye  
Gracie Williams - Aye  
James Clark – Aye  
Jack LoBue - Aye  
Dan Golabek – Aye  
Peter Santacroce, 1<sup>st</sup> Alternate - Aye  
**Motion Approved.**

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

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

Moved: Mayor Richard Rigoglioso  
Second: Gracie Williams

Mayor Richard Rigoglioso - Aye  
Councilman, Romi Herrera - Aye  
Chairwoman, Lou Ann Visotcky – Aye  
Vice Chairman, Michael Wisnovsky - Aye  
Gracie Williams - Aye  
James Clark – Aye  
Jack LoBue - Aye  
Dan Golabek – Aye  
Peter Santacroce, 1<sup>st</sup> Alternate - Aye  
**Motion Approved.**

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

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

Moved: James Clark  
Second: Vice Chairman, Michael Wisnovsky

Mayor Richard Rigoglioso - Aye

Councilman, Romi Herrera - Aye  
Chairwoman, Lou Ann Visotcky – Aye  
Vice Chairman, Michael Wisnovsky - Aye  
Gracie Williams - Aye  
James Clark – Aye  
Jack LoBue - Aye  
Dan Golabek – Aye  
Peter Santacroce, 1<sup>st</sup> Alternate - Aye  
**Motion Approved.**

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

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

Moved: James Clark  
Second: Councilman, Romi Herrera

Mayor Richard Rigoglioso - Aye  
Councilman, Romi Herrera - Aye  
Chairwoman, Lou Ann Visotcky – Aye  
Vice Chairman, Michael Wisnovsky - Aye  
Gracie Williams - Aye  
James Clark – Aye  
Jack LoBue - Aye  
Dan Golabek – Aye  
Peter Santacroce, 1<sup>st</sup> Alternate - Aye  
**Motion Approved.**

**Old 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”). Allyson Kasetta, Esq. appeared on behalf of the applicant, Meridia 100 Passaic Street Garfield LLC.

Yogesh Mistry, architect, was sworn to testify before the Board. Mr. Mistry testified the original approved plan for 99 Passaic St. proposed 73 units. The amended plan proposes 86 units, which is an additional 13 units. Also, the slope roof was replaced with a flat roof. There are two levels of parking with a total of 86 parking spaces, including the handicap spaces. All other specifications remain the same.

Mayor Rigoglioso asked if an additional story/level was added to the building.

Mr. Mistry testified that the number of levels is exactly the same as the previous plans.

Mr. Clark asked if installation of a generator was being considered in case of power outages so that the elevator would be operational during a power outage.

Mr. Mistry testified that it was not considered in the previous plans.

Ms. Kasetta stated that she would communicate with the applicant and provide an answer to the Board later in the meeting.

The Board asked where did he get the square footage to add the 13 additional units.

Mr. Mistry testified that he used some of the space originally allocated to the courtyard and some of the units got a little smaller.

The Chairwoman asked if the addition of the 13 units will cause a parking issue.

Mr. Mistry testified that the 99 Passaic St. building has the adequate number of parking spaces for the number of units. Originally, the 13 parking spaces were to be used by tenants of 100 Passaic St. Those 13 parking spaces will no longer be available to 100 Passaic St. tenants. The 13 parking spaces needed at 100 Passaic St. is to be determined.

Mayor Rigoglioso stated that the plans for 100 Passaic St. will be amended at a later date in order to provide the required parking spaces.

Charles Olivo, Civil & Traffic Engineer, Stonefield Engineering was sworn to testify before the Board. One of the changes was made in order to meet a requirement to provide 8 ft. of sidewalk on the West side of the building. The amended plans fulfill this requirement. Mr. Olivo testified that some modifications were made in the area underneath the 2-way aisle in the parking area. They also added a trench drain across the 2-way access point from Midland Ave.

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

**Motion to open the meeting to the public.**

Moved: Mayor Richard Rigoglioso  
Second: James Clark

Mayor Richard Rigoglioso - Aye  
Councilman, Romi Herrera - Aye  
Chairwoman, Lou Ann Visotcky – Aye  
Vice Chairman, Michael Wisnovsky - Aye  
Gracie Williams - Aye  
James Clark – Aye  
Jack LoBue - Aye  
Dan Golabek – Aye  
Peter Santacroce, 1<sup>st</sup> Alternate - Aye  
**Motion Approved.**

Ms. Cimino read into the record an email received on January 28, 2021 from Kyle Kovacs, Fire Chief for the City of Garfield. Mr. Kovacs questioned whether a water supply test has been conducted to ensure requirements are met for the fire flow at the hydrant.

Mr. Olivo testified that they will work with the Fire Chief to provide that information as a condition.

Eileen Boland, Planning Board Special Project Engineer, stated that the resolution of approval required that capacity analyses be conducted for the water and sanitary sewer as well as fire flow to determine if upgrades are needed.

Mr. Olivo testified that they will fulfill those requirements.

Msgr. William J. Reilly from the public stated 1) temporary fences put up which causes people to walk into the street which is not safe; 2) 20% increase in the number of units is more than a modification, it is a substantial increase; 3) the parking spaces are 8 ft. x 18 ft. (the law requires 9 ft. x 18 ft.) and the aisle is 23 ft. not 24 ft. On Passaic St. from Midland Ave. to Marsellus Pl. there are only 11 spaces for the people that live here; 4) one elevator for 86 units for six floors seems to be totally inadequate from a safety point of view.

Elaine DeGiordino from the public stated that she agrees with all of the safety concerns mentioned by Msgr. Reilly. Ms. Giordino asked what the size of the Courtyard will be. Also, what are the dimensions of a studio unit and the 1-bedroom unit would be now with 13 units added and what kind of storage do the units have.

Joan Banez from the public asked if the project which originally included both 99 & 100 Passaic St. are being separated, will this need to be submitted as a new plan. Also, in the original plan the requirement was 1.6 or 1.8 parking spaces per unit. What is the solution if tenants have 2 vehicles. Ms. Banez stated that she is concerned about one elevator not being enough and she agrees that a generator is necessary.

Dolores Capizzi from the public asked what reason did the developers give for adding 13 more units.

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

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

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

**Motion to close the Public Session.**

Moved: Mayor Richard Rigoglioso

Second: Jack LoBue

Mayor Richard Rigoglioso - Aye

Councilman, Romi Herrera - Aye

Chairwoman, Lou Ann Visotcky - Aye

Vice Chairman, Michael Wisnovsky - Aye

Gracie Williams - Aye

James Clark - Aye

Jack LoBue - Aye

Dan Golabek - Aye

Peter Santacroce, 1<sup>st</sup> Alternate - Aye

**Motion Approved.**

The Chairwoman asked for a motion to reopen the regular meeting.

**Motion to reopen the Regular Meeting.**

Moved: Peter Santacroce, 1<sup>st</sup> Alternate  
Second: James Clark

Mayor Richard Rigoglioso - Aye  
Councilman, Romi Herrera - Aye  
Chairwoman, Lou Ann Visotcky – Aye  
Vice Chairman, Michael Wisnovsky - Aye  
Gracie Williams - Aye  
James Clark – Aye  
Jack LoBue - Aye  
Dan Golabek – Aye  
Peter Santacroce, 1<sup>st</sup> Alternate - Aye  
**Motion Approved.**

Mr. Mistry testified that the size of the units are based on research by Meridia, this model is suited for mass transit and younger people commuting to New York City for work. The one-bedroom units are approximately 512 sq. ft. to 664 sq. ft. and the studio units range from 374 sq ft. to 568 sq. ft. The Courtyard is 10 ft. wide x 97 ft. long and serves 5 units per floor and is essentially for light and air for those units. Mr. Mistry testified that the elevator designed for this building is ADA and stretcher compliant, and the quantity of elevators meets building codes.

The Board asked about the capacity of the elevator.

Mr. Mistry testified that the elevator has a 3,500 lb. capacity.

Mr. Mistry testified that a generator is not required for this building according to the building code. That is something that could be discussed with the client.

The Board stated that they are concerned about the building having a generator.

Ms. Kasetta stated that she communicated with the client regarding the request for a generator. The outcome was that the client agreed that they might be able to find room either for a generator or for a connection for a portable generator on the upper level of the parking garage.

Mr. Mistry testified that it is possible to carve out some space on the upper level garage to install a generator.

The Board asked if the building will have a laundry room.

Mr. Mistry testified that there is no laundry room in the building. Tenants will use outside laundry service.

Mayor Rigoglioso stated that this project is geared to commuters that want to utilize the train. This is mostly for millennials that commute to New York or Jersey City or Hoboken to work. They are not looking for big apartments.

The Board asked that if they approve the 13 additional units at 99 Passaic St., if Meridia cannot find 13 additional parking spaces for 100 Passaic St. will there be 13 less units in that building.

Ms. Kasetta stated that they would have to adjust their plan to seek amended site plan approval. Whether they reduced the number of units or find more parking somewhere else, they would have to do something to achieve the one-to-one ratio because that is what the redevelopment plan requires.

The Chairwoman asked for a motion to approve the amended site plan with these conditions: 1) installation of a generator; 2) approval of an amended site plan at 100 Passaic St.; and 3) capacity analyses be conducted for the water and sanitary sewer as well as fire flow, to determine if upgrades are needed, and all utility requirements.

**Motion to approve Amended Site Plan, with conditions (99 Passaic St.)**

Moved: James Clark  
Second: Michael Wisnovsky

Mayor Richard Rigoglioso - Aye  
Councilman, Romi Herrera - Abstain  
Chairwoman, Lou Ann Visotcky – Aye  
Vice Chairman, Michael Wisnovsky - Aye  
Gracie Williams - Aye  
James Clark – Aye  
Jack LoBue - Aye  
Dan Golabek – Aye  
Peter Santacroce, 1<sup>st</sup> Alternate - Aye  
**Motion Approved.**

No bills or correspondence were presented.

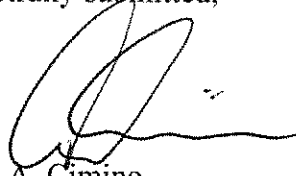
The Chairwoman asked for a motion to close the meeting.

**Motion to close meeting.**

Moved: James Clark  
Second: Michael Wisnovsky

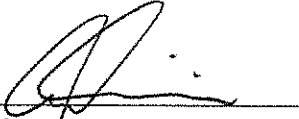
Mayor Richard Rigoglioso - Aye  
Councilman, Romi Herrera - Aye  
Chairwoman, Lou Ann Visotcky – Aye  
Vice Chairman, Michael Wisnovsky - Aye  
Gracie Williams - Aye  
James Clark – Aye  
Jack LoBue - Aye  
Dan Golabek – Aye  
Peter Santacroce, 1<sup>st</sup> Alternate - Aye  
**Motion Approved.**

Respectfully submitted,



Alyssa A. Cimino  
Planning Board Secretary

Approved at the meeting on February 25, 2021.



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ALYSSA A. CIMINO  
Planning Board Secretary