

**PLANNING BOARD, CITY OF GARFIELD**  
**MINUTES OF THE WORK SESSION**  
**Conducted on February 25, 2021**

The work session was conducted via Zoom Conference due to COVID-19 and was called to order by Chairwoman Visotcky at 6:37 p.m. who thereupon read the statement required by the Open Public Meeting Act. Secretary called the roll.

**WORK SESSION ROLL CALL:**

Mayor Richard Rigoglioso  
Chairwoman, Lou Ann Visotcky  
Vice Chairman, Michael Wisnovsky  
James Clark  
Michael Garcia  
Dan Golabek

Absent:

Councilman, Romi Herrera  
Gracie Williams  
Jack LoBue  
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 January 28, 2021.

**Motion to approve Minutes of Regular Meeting on January 28, 2021.**

Moved: Mayor Richard Rigoglioso  
Second: Vice Chairman, Michael Wisnovsky

Mayor Richard Rigoglioso - Aye  
Chairwoman, Lou Ann Visotcky - Aye  
Vice Chairman, Michael Wisnovsky - Aye  
James Clark - Aye  
Michael Garcia - Aye  
Dan Golabek - Aye  
**Motion Approved.**

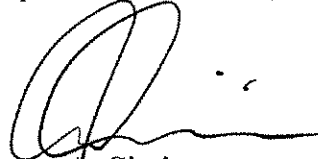
The Chairwoman asked for a motion to close the Work Session.

**Motion to close the Work Session.**

Moved: Vice Chairman, Michael Wisnovsky  
Second: Mayor Richard Rigoglioso

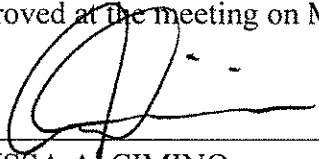
Mayor Richard Rigoglioso - Aye  
Chairwoman, Lou Ann Visotcky - Aye  
Vice Chairman, Michael Wisnovsky - Aye  
James Clark – Aye  
Michael Garcia - Aye  
Dan Golabek – Aye  
**Motion Approved.**

Respectfully submitted,



Alyssa A. Cimino  
Planning Board Secretary

Approved at the meeting on March 25, 2021.



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ALYSSA A. CIMINO  
Planning Board Secretary

**PLANNING BOARD, CITY OF GARFIELD  
MINUTES OF THE REGULAR MEETING  
Conducted on February 25, 2021**

The Regular Meeting was conducted via Zoom Conference and was called to order by 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  
Chairwoman, Lou Ann Visotcky  
Vice Chairman, Michael Wisnovsky  
James Clark  
Michael Garcia  
Dan Golabek

Absent:

Councilman, Romi Herrera  
Gracie Williams  
Jack LoBue  
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

(Flag Salute)

SUNSHINE LAW: Read by Chairwoman Lou Ann Visotcky  
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 February 19, 2021.

The Board discussed what type of generator would be provided by Meridia at 99 Passaic Street.

**Resolutions**

- a. Motion to memorialize Resolution PB-01-2021 approving the Application for Amended Site Plan Approval regarding the property located at 99 Passaic Street, also known as Block 23, Lots 25, 28 & 29 as shown on the Official Tax Map of the City of Garfield ("Property").

**Motion to memorialize Resolution PB-01-2021 approving Amended Site Plan (99 Passaic Street).**

Moved: James Clark  
Second: Vice Chairman, Michael Wisnovsky

Mayor Richard Rigoglioso - Aye  
Chairwoman, Lou Ann Visotcky - Aye  
Vice Chairman, Michael Wisnovsky - Aye  
James Clark – Aye  
Michael Garcia - Abstain  
Dan Golabek – Aye  
**Motion Approved.**

**New Business**

1. Hearing on an Ordinance of the Garfield City Council to adopt amendments to the Redevelopment Plan for the Kalama Site regarding property located on River Drive also known as Block 50.01, Lot 1 (“Redevelopment Area”), as shown on the Official Tax Map of the City of Garfield pursuant to N.J.S.A. 40A: 12A-1 et seq.

The Chairwoman asked for a motion to adopt the Ordinance.

**Motion to adopt the City Council Ordinance Amending Redevelopment Plan for Kalama Site (River Drive).**

Moved: Vice Chairman, Michael Wisnovsky  
Second: James Clark

Mayor Richard Rigoglioso - Aye  
Chairwoman, Lou Ann Visotcky - Aye  
Vice Chairman, Michael Wisnovsky - Aye  
James Clark – Aye  
Michael Garcia - Aye  
Dan Golabek – Aye  
**Motion Approved.**

2. Hearing on Resolution 21-035 of the Garfield City Council to examine whether the property located at 55 Grand Street, also known as Block 69, Lot 11.01 and 58 Willard Street, also known as Block 69, Lot 11.02 as shown on the Official Tax Map of the City of Garfield, 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-1 et seq.

Mayor Rigoglioso stated that the property is contaminated.

Mr. Clark asked if anything could be built on this property.

Mayor Rigoglioso stated that a building could be put on the property provided that it is “capped” and the developer would be required to follow all Environmental Protection Agency guidelines. No basement is allowed.

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

**Motion to approve City Council Resolution #21-035 (55 Grand St. & 58 Willard St.).**

Moved: Mayor Richard Rigoglioso  
Second: Chairwoman, Lou Ann Visotcky

Mayor Richard Rigoglioso - Aye  
Chairwoman, Lou Ann Visotcky - Aye  
Vice Chairman, Michael Wisnovsky - Aye  
James Clark – Aye  
Michael Garcia - Aye  
Dan Golabek – Aye  
**Motion Approved.**

3. Hearing on Resolution 21-036 of the Garfield City Council to examine whether the property located at 28 Walnut Street, also known as Block 119.03, Lot 36 as shown on the Official Tax Map of the City of Garfield, 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-1 et seq.

Mayor Rigoglioso stated that the owner of the property wrote a letter to the City Council requesting consideration for redevelopment.

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

**Motion to approve City Council Resolution #21-036 (28 Walnut St.).**

Moved: Michael Garcia  
Second: Vice Chairman, Michael Wisnovsky

Mayor Richard Rigoglioso - Aye  
Chairwoman, Lou Ann Visotcky - Aye  
Vice Chairman, Michael Wisnovsky - Aye  
James Clark – Aye  
Michael Garcia - Aye  
Dan Golabek – Aye  
**Motion Approved.**

4. Hearing on Resolution 21-037 of the Garfield City Council to examine whether the property located at 363 Palisades Avenue, also known as Block 107, Lot 1 as shown on the Official Tax Map of the City of Garfield, 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-1 et seq.

The Chairwoman stated that this property is owned by the City.

Mayor Rigoglioso stated that the City has an open lease with the Lutheran Church across the street for parking for \$1.00 and to maintain the property. However, the number of parishioners is greatly reduced and the church is no longer financially able to maintain the property. The City would not be in violation of the lease.

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

**Motion to approve City Council Resolution #21-037 (363 Palisades Ave.).**

Moved: Mayor Richard Rigoglioso  
Second: James Clark

Mayor Richard Rigoglioso - Aye  
Chairwoman, Lou Ann Visotcky - Aye  
Vice Chairman, Michael Wisnovsky - Aye  
James Clark – Aye  
Michael Garcia - Aye  
Dan Golabek – Aye  
**Motion Approved.**

5. Hearing on Resolution 21-038 of the Garfield City Council to examine whether the property located at 30-38 Plauderville Avenue, also known as Block 147.02, Lots 1, 5 and 7 as shown on the Official Tax Map of the City of Garfield, 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-1 et seq.

Mayor Rigoglioso stated that the owner of the property is not in this area and has been trying to sell the property for a while. There have been developers that have shown some interest in purchasing the property.

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

**Motion to approve City Council Resolution #21-038 (30-38 Plauderville Ave.).**

Moved: James Clark  
Second: Mayor Richard Rigoglioso

Mayor Richard Rigoglioso - Aye  
Chairwoman, Lou Ann Visotcky - Aye  
Vice Chairman, Michael Wisnovsky - Aye  
James Clark – Aye  
Michael Garcia - Aye  
Dan Golabek – Aye  
**Motion Approved.**

No bills or correspondence were presented.

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: Michael Garcia

Mayor Richard Rigoglioso - Aye  
Chairwoman, Lou Ann Visotcky – Aye  
Vice Chairman, Michael Wisnovsky - Aye  
James Clark – Aye  
Michael Garcia - Aye  
Dan Golabek – 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: James Clark

Mayor Richard Rigoglioso - Aye  
Chairwoman, Lou Ann Visotcky – Aye  
Vice Chairman, Michael Wisnovsky - Aye  
James Clark – Aye  
Michael Garcia - Aye  
Dan Golabek – Aye  
**Motion Approved.**


The Chairwoman asked for a motion to close the meeting.

**Motion to close meeting.**

Moved: Mayor Richard Rigoglioso  
Second: Vice Chairman, Michael Wisnovsky

Mayor Richard Rigoglioso - Aye  
Chairwoman, Lou Ann Visotcky – Aye  
Vice Chairman, Michael Wisnovsky - Aye  
James Clark – Aye  
Dan Golabek – Aye  
**Motion Approved.**

Respectfully submitted,



Alyssa A. Cimino  
Planning Board Secretary

Approved at the meeting on March 25, 2021.



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ALYSSA A. CIMINO  
Planning Board Secretary