

PLANNING BOARD, CITY OF GARFIELD
MINUTES OF THE WORK SESSION
Conducted on March 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
Councilman, Romi Herrera
Chairwoman, Lou Ann Visotcky
Gracie Williams
James Clark
Michael Garcia
Dan Golabek
Peter Santacroce, 1st Alternate

Absent:

Vice Chairman, Michael Wisnovsky
Jack LoBue
Costantino Conte, 2nd Alternate

Others present were:

Alyssa A. Cimino, Esq., Attorney/Secretary of the Planning Board
Carl O'Brien, Planning Board Engineer
Donna Arnold, Certified Court Reporter

The Chairwoman asked for a motion to approve the minutes from the meeting held on February 25, 2021.

Motion to approve Minutes of Regular Meeting on February 25, 2021.

Moved: Michael Garcia
Second: James Clark

Mayor Richard Rigoglioso – Aye
Councilman, Romi Herrera - Abstain
Chairwoman, Lou Ann Visotcky - Aye
Gracie Williams – Abstain
James Clark – Aye
Michael Garcia - Aye
Dan Golabek – Aye
Peter Santacroce, 1st Alternate - Abstain
Motion Approved.

The Chairwoman asked if there was any correspondence.

Ms. Cimino presented a Thank You card to the Planning Board from Gracie Williams in appreciation for the "Get Well" fruit basket she received from the Board.

The Chairwoman then asked if there were any bills to be presented for approval.

Ms. Cimino presented two bills for fruit baskets sent to Romi Herrera and Gracie Williams and one bill for the 2021 NJ Zoning and Land Use Administration book.

The Chairwoman asked for a motion to approve payment of bills.

Motion to Approve payment of bills presented to the Board.

Moved: Mayor Richard Rigoglioso
Second: Councilman, Romi Herrera

Mayor Richard Rigoglioso – Aye
Councilman, Romi Herrera - Aye
Chairwoman, Lou Ann Visotcky - Aye
Gracie Williams – Aye
James Clark – Aye
Michael Garcia - Aye
Dan Golabek – Aye
Peter Santacroce, 1st Alternate - Aye
Motion Approved.

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

Motion to close the Work Session.

Moved: Gracie Williams
Second: James Clark

Mayor Richard Rigoglioso – Aye
Councilman, Romi Herrera - Aye
Chairwoman, Lou Ann Visotcky - Aye
Gracie Williams – Aye
James Clark – Aye
Michael Garcia - Aye
Dan Golabek – Aye
Peter Santacroce, 1st Alternate - Aye
Motion Approved.

Respectfully submitted,



Alyssa A. Cimino

Planning Board Secretary

Approved at the meeting on May 27, 2021.



ALYSSA A. CIMINO
Planning Board Secretary

**PLANNING BOARD, CITY OF GARFIELD
MINUTES OF THE REGULAR MEETING
Conducted on March 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
Councilman, Romi Herrera
Chairwoman, Lou Ann Visotcky
Gracie Williams
James Clark
Michael Garcia
Dan Golabek
Peter Santacroce, 1st Alternate

Absent:

Vice Chairman, Michael Wisnovsky
Jack LoBue
Costantino Conte, 2nd Alternate

Others present were:

Alyssa A. Cimino, Esq., Attorney/Secretary of the Planning Board
Carl O'Brien, Planning Board Engineer
Donna Arnold, 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 March 19, 2021.

Resolutions

- a) Motion to memorialize Resolution PB-03-2021 approving 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.

Motion to memorialize Resolution PB-03-2021 approving Ordinance Amending Redevelopment Plan (River Drive – Kalama Site).

Moved: James Clark
Second: Michael Garcia

Mayor Richard Rigoglioso – Aye
Councilman, Romi Herrera - Abstain
Chairwoman, Lou Ann Visotcky - Aye
Gracie Williams – Abstain
James Clark – Aye
Michael Garcia - Aye
Dan Golabek – Aye
Peter Santacroce, 1st Alternate - Abstain

Motion Approved.

- b) Motion to memorialize Resolution PB-02-2021 approving Resolution 21-038 of the Garfield City Council to examine whether the property located at 30-38 Plauderville Ave., 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. The Planning Board does hereby appoint and Direct DMR Architects to perform a study of the area delineated to determine if the delineated area is in need of redevelopment, specifically a non-condemnation area.

Motion to memorialize Resolution PB-02-2021 appointing DMR Architects to perform a Study (30-38 Plauderville Avenue).

Moved: Mayor Richard Rigoglioso
Second: James Clark

Mayor Richard Rigoglioso – Aye
Councilman, Romi Herrera - Abstain
Chairwoman, Lou Ann Visotcky - Aye
Gracie Williams – Abstain
James Clark – Aye
Michael Garcia - Aye
Dan Golabek – Aye
Peter Santacroce, 1st Alternate - Abstain

Motion Approved.

New Business

Hearing on Application requesting Preliminary and Final Major Site Plan approval at property known as Block 203.01 Lot 50.01 as shown on the Official Tax Map of the City of Garfield, more commonly known as 141 Lanza Avenue. Michael Piromalli, Esq. appeared on behalf of the applicant, Central Bergen Properties, L.P.

David Cloran, property manager, was sworn to testify before the Board. Mr. Cloran testified that currently, approximately 200,000 sq. ft. is used by a self-storage company. The proposed

plan would add 50, 10' x 20' storage units outside on the south west section of the lot. There will not be any utilities provided for the units and are intended to be permanent to the site, but can be moved if necessary. Mr. Cloran testified that they plan to move the re-possessed car area from the middle of the subject property to the corner, about 100 ft. north. There are usually approximately 25-30 cars in this area. The proposed plan would add 40 additional parking spaces to the complex.

Mayor Rigoglioso asked if the storage units would be along Lanza Ave.

Mr. Cloran testified that the units would be situated along Lanza Ave. which is an unimproved section of the property.

Mayor Rigoglioso asked if there would be electric in these units.

Mr. Cloran testified that there would not be electricity or water in these units.

Mayor Rigoglioso asked who would be using these storage units. Mr. Cloran testified that the units will be available to anyone who wants, for purchase of a self-storage unit.

Mayor Rigoglioso asked if there would be security cameras covering the self-storage units.

Mr. Cloran testified that there currently are security cameras and once the units are installed, they will add more cameras to cover the area.

Mr. Garcia asked why are they using portable units if they intend for them to be permanent.

Mr. Cloran testified that they are a light weight metal, small units and they are meant to be positioned and not moved. They are light enough to be moved, but are not intended for that purpose. There is also easier access to the unit for the customers of self-storage.

Mr. Santacrose asked if people are looking for climate controlled self-storage rather than non-climate controlled units.

Mr. Cloran testified that the requests that they have received are related to easier access to the units by being able to drive right up to the unit. As far as the climate control, the people interested in these units are aware that they are not climate controlled.

Mayor Rigoglioso asked if the storage units would be accessed 24 hours a day or set hours.

Mr. Cloran testified that the hours have not yet been determined.

Calisto Bertin, Engineer, was sworn to testify before the Board. Mr. Bertin testified that property is a total of 33 acres. Part of the property is in the borough of Elmwood Park. There are several buildings on the site ranging from 1 to 4 stories high. The impervious coverage is 92% and the building coverage is 58%. Mr. Bertin testified that the proposed plan includes paving the subject area, adding 60 parking spaces and 50 pre-fab storage units. They will also be installing 8 LED lights to the area. Four lights in the parking lot, 2 along the re-possessed car area and 2 along the bottom part of the property. Mr. Bertin testified that the proposed plan also includes putting 2 dry wells in along Lanza Ave. to compensate for the additional run off. The proposed plan includes a total of 472 parking spaces, which is a requirement. There is a pre-

existing height variance. This zone limits building height to 2 stories or 30 ft. and some buildings on the property are 4 stories or 50 ft. that predate the zoning regulation. That is a condition that will not change. Mr. Bertin testified that there are also pre-existing set-back requirements. Along Lanza Ave. there is a 19.09 ft. and the requirement is a 35 ft. set-back.

Mr. Garcia asked what type of fencing will be used and how high is the fencing.

Mr. Bertin testified that it is an open chain link with barbed wire on top. It will be 7 ft. high.

The Chairwoman asked if the entire area on the west side of the property is going to be paved or is it limited to the new self-storage area.

Mr. Bertin testified that part of the proposed area is already paved. The plan includes repaving that entire portion of the property.

Mr. O'Brien asked that if the Board granted the application, that it be conditional on approval for the applicant to comply with our March 22, 2021 review letter recommendations.

Mr. Priromalli stated that the applicant agrees to the condition, upon approval, to comply with the March 22, 2021 review letter of Mr. O'Brien.

Mr. Garcia asked if the storage units within the fire code.

Mr. Bertin testified that sprinklers are not required since the storage units are individual units.

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

Motion to open the meeting to the public.

Moved: Michael Garcia
Second: Gracie Williams

Mayor Richard Rigoglioso - Aye
Councilman, Romi Herrera - Aye
Chairwoman, Lou Ann Visotcky - Aye
Gracie Williams – Aye
James Clark – Aye
Michael Garcia - Aye
Dan Golabek – Aye
Peter Santacroce, 1st Alternate - Aye
Motion Approved.

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

John Kermam from the public asked what the hours of operation would be for the units.

Mr. Cloran testified that the plan is to tentatively permit access until 10 p.m.

The Chairwoman asked if anyone else 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 close the public session regarding this application.

Motion to close the Public Session.

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 Garcia - Aye
Dan Golabek – Aye
Peter Santacroce, 1st Alternate - Aye
Motion Approved.

The Chairwoman asked for a motion to approve the Preliminary and Final Major Site Plan with the conditions stated on the Planning Board Engineer's review letter dated March 22, 2021 and the installation of security cameras.

Motion to approve Preliminary and Final Major Site Plan, with conditions (141 Lanza Ave.).

Moved: Mayor Richard Rigoglioso
Second: Councilman, Romi Hererra

Mayor Richard Rigoglioso - Aye
Councilman, Romi Herrera - Aye
Chairwoman, Lou Ann Visotcky - Aye
Gracie Williams – Aye
James Clark – Aye
Michael Garcia - Aye
Dan Golabek – Abstain
Peter Santacroce, 1st Alternate - Aye
Motion Approved.

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

Motion to open the meeting to the public.

Moved: Gracie Williams
Second: Councilman, Romi Herrera

Mayor Richard Rigoglioso - Aye

Councilman, Romi Herrera - Aye
Chairwoman, Lou Ann Visotcky - Aye
Gracie Williams – Aye
James Clark – Aye
Michael Garcia - Aye
Dan Golabek – Aye
Peter Santacroce, 1st Alternate - Aye
Motion Approved.

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 close the public session.

Motion to close the Public Session.

Moved: Michael Garcia
Second: Councilman, Romi Herrera

Mayor Richard Rigoglioso - Aye
Councilman, Romi Herrera - Aye
Chairwoman, Lou Ann Visotcky - Aye
Gracie Williams – Aye
James Clark – Aye
Michael Garcia - Aye
Dan Golabek – Aye
Peter Santacroce, 1st Alternate - Aye
Motion Approved.

The Chairwoman asked for a motion to close the meeting.

Motion to close meeting.

Moved: Michael Garcia
Second: James Clark

Mayor Richard Rigoglioso - Aye
Councilman, Romi Herrera - Aye
Chairwoman, Lou Ann Visotcky - Aye
Gracie Williams – Aye
James Clark – Aye
Michael Garcia - Aye
Dan Golabek – Aye
Peter Santacroce, 1st Alternate - Aye
Motion Approved.

Respectfully submitted,



Alyssa A. Cimino
Planning Board Secretary

Approved at the meeting on May 27, 2021.



ALYSSA A. CIMINO
Planning Board Secretary