

**PLANNING BOARD, CITY OF GARFIELD**  
**MINUTES OF THE SPECIAL MEETING**  
**Conducted on May 19, 2021**

The Special Meeting was conducted via Zoom Conference and was called to order by Chairwoman Visotcky at 6:30 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  
Vice Chairman, Michael Wisnovsky  
Gracie Williams  
James Clark  
Michael Garcia  
Jack LoBue  
Dan Golabek

**Absent:**

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  
Carl O'Brien, Planning Board Engineer  
Donna Arnold, Certified Court Reporter

(Flag Salute)

Notice of this Special Meeting and 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 May 13, 2021.

**New Business**

Hearing on whether to adopt the Redevelopment Plan prepared by Francis Reiner of DMR Architects entitled "844-858 River Drive Redevelopment Plan", dated April 23, 2021 for property known as Block 200, Lots 16-23 as shown on the Official Tax Map of the City of Garfield, more commonly known as 844, 848 & 858 River Drive, Garfield, NJ.

Francis Reiner, DMR Architects, Planner, was sworn to testify before the Board. Mr. Reiner testified that the proposed plans call for a 5-story building with a parking garage on the first floor containing 40 parking spaces. The 2<sup>nd</sup> floor will consist of a parking garage containing 47 parking spaces and a fitness center. The 3<sup>rd</sup>, 4<sup>th</sup> & 5<sup>th</sup> floors will be residential units which include 500 sq. ft. studio units and 600 sq. ft. 1-bedroom units. Mr. Reiner testified that there

will be a total of 85 units. The building will have a flat roof and will include a base, middle and top. There are no curb cuts off River Dr.

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: 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

Michael Garcia – Aye

Jack LoBue - Aye

Dan Golabek - Aye

**Motion Approved.**

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

The Chairwoman again 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 regarding this application.

**Motion to close the Public Session.**

Moved: Gracie Williams

Second: Vice Chairman, Michael Wisnovsky

Mayor Richard Rigoglioso – Aye

Councilman, Romi Herrera – Aye

Chairwoman, Lou Ann Visotcky – Aye

Vice Chairman, Michael Wisnovksy - Aye

Gracie Williams - Aye

James Clark – Aye

Michael Garcia – Aye

Jack LoBue - Aye

Dan Golabek - Aye

**Motion Approved.**

The Chairwoman asked for a motion to approve the Redevelopment Plan with the conditions that 1) power lines be placed underground; 2) installation of a generator for the elevator; and 3) a lower number of apartments in the building.

**Motion to approve Redevelopment Plan, with conditions (844, 848 & 858 River Dr.).**

Moved: Jack LoBue  
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  
Michael Garcia – Aye  
Jack LoBue - Aye  
Dan Golabek - Aye  
**Motion Approved.**

The Chairwoman asked for a motion to memorialize Resolution PB-05-2021 approving the Redevelopment Plan, with conditions.

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  
Michael Garcia – Aye  
Jack LoBue - Aye  
Dan Golabek - Aye  
**Motion Approved.**

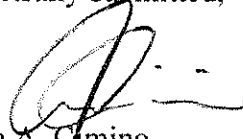
The Chairwoman asked for a motion to close the meeting.

**Motion to close meeting.**

Moved: Gracie Williams  
Second: Mayor Richard Rigoglioso

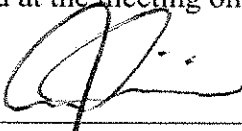
Mayor Richard Rigoglioso – Aye  
Councilman, Romi Herrera – Aye  
Chairwoman, Lou Ann Visotcky – Aye  
Vice Chairman, Michael Wisnovksy - Aye  
Gracie Williams - Aye  
James Clark – Aye  
Michael Garcia – Aye  
Jack LoBue - Aye  
Dan Golabek - Aye  
**Motion Approved.**

Respectfully submitted,



Alyssa A. Cimino  
Planning Board Secretary

Approved at the meeting on July 22, 2021.



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ALYSSA A. CIMINO  
Planning Board Secretary