

PLANNING BOARD, CITY OF GARFIELD
MINUTES OF THE WORK SESSION
Conducted on July 22, 2021

The work session was called to order by Chairwoman Visotcky at 6:45 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
Gracie Williams
James Clark
Michael Garcia
Dan Golabek
Peter Santacroce, 1st Alternate
Costantino Conte, 2nd Alternate

Absent:

Councilman, Romi Herrera

Others present were:

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

The Chairwoman asked for a motion to approve the minutes from the meeting held on May 19, 2021.

Motion to approve Minutes of Special Meeting on May 19, 2021.

Moved: Michael Garcia
Second: Mayor Richard Rigoglioso

Mayor Richard Rigoglioso - Aye
Chairwoman, Lou Ann Visotcky - Aye
Vice Chairman, Michael Wisnovsky - Aye
Gracie Williams – Aye
James Clark – Aye
Michael Garcia - Aye
Dan Golabek – Aye
Peter Santacroce, 1st Alternate – Abstain
Costantino Conte, 2nd Alternate - Abstain

Motion Approved.

The Chairwoman asked for a motion to approve the minutes from the meeting held on May 27, 2021.

Motion to approve Minutes of Regular Meeting on May 27, 2021.

Moved: James Clark
Second: Vice Chairman, Michael Wisnovsky

Mayor Richard Rigoglioso - Aye
Chairwoman, Lou Ann Visotcky - Aye
Vice Chairman, Michael Wisnovsky - Aye
Gracie Williams – Abstain
James Clark – Aye
Michael Garcia - Aye
Dan Golabek – Aye
Peter Santacroce, 1st Alternate – Abstain
Costantino Conte, 2nd Alternate - Abstain
Motion Approved.

The Chairwoman asked for a motion to approve the minutes from the meeting held on July 15, 2021.

Motion to approve Minutes of Special Meeting on July 15, 2021.

Moved: Gracie Williams
Second: Vice Chairman, Michael Wisnovsky

Mayor Richard Rigoglioso - Aye
Chairwoman, Lou Ann Visotcky - Aye
Vice Chairman, Michael Wisnovsky - Aye
Gracie Williams – Aye
James Clark – Aye
Michael Garcia - Abstain
Dan Golabek – Abstain
Peter Santacroce, 1st Alternate – Aye
Costantino Conte, 2nd Alternate - Abstain
Motion Approved.

The Chairwoman asked if there were any bills or correspondence.

Ms. Cimino presented a bill for a fruit basket sent to Gracie Williams.

The Chairwoman asked for a motion to approve payment of the bill.

Motion to Approve Payment of the bill presented to the Board.

Moved: Michael Garcia
Second: Peter Santacroce, 1st Alternate

Mayor Richard Rigoglioso - Aye
Chairwoman, Lou Ann Visotcky - Aye
Vice Chairman, Michael Wisnovsky - Aye
Gracie Williams – Aye
James Clark – Aye
Michael Garcia - Aye
Dan Golabek – Aye
Peter Santacroce, 1st Alternate – Aye
Costantino Conte, 2nd Alternate - Aye
Motion Approved.

The Board discussed the possibility of having tablets, Ipads or laptops at the Board meetings to view applications, etc., so that the Board members would not need to print the documents.

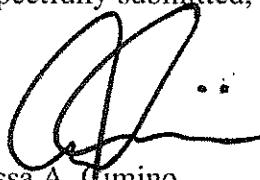
The Chairwoman asked for a motion to close the Work Session.

Motion to close the Work Session.

Moved: Michael Garcia
Second: Vice Chairman, Michael Wisnovsky

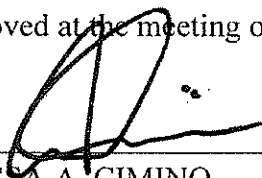
Mayor Richard Rigoglioso - Aye
Chairwoman, Lou Ann Visotcky - Aye
Vice Chairman, Michael Wisnovsky - Aye
Gracie Williams – Aye
James Clark – Aye
Michael Garcia - Aye
Dan Golabek – Aye
Peter Santacroce, 1st Alternate – Aye
Costantino Conte, 2nd Alternate - Aye
Motion Approved.

Respectfully submitted,



Alyssa A. Cimino
Planning Board Secretary

Approved at the meeting on August 19, 2021.



ALYSSA A. CIMINO
Planning Board Secretary

PLANNING BOARD, CITY OF GARFIELD
MINUTES OF THE REGULAR MEETING
Conducted on July 22, 2021

The Regular Meeting was called to order by Chairwoman Visotcky at 7:30 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
Gracie Williams
James Clark
Michael Garcia
Dan Golabek
Peter Santacroce, 1st Alternate
Costantino Conte, 2nd Alternate

Absent:

Councilman, Romi Herrera

Others present were:

Alyssa A. Cimino, Esq., Attorney/Secretary of the Planning Board
Carl O'Brien, Planning Board Engineer
Susan Bischoff, 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.

Resolutions

NONE.

New Business

1. Hearing to approve the study conducted by DMR Architects examining whether the property known as Block 119.03, Lot 36 as shown on the Official Tax Map of the City of Garfield, more commonly known as 28 Walnut Street, is 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:12A-1, et seq.

Gabriel Bailer, Architect - sworn. Mr. Bailer testified that the subject property is an irregular shaped flag lot and is currently vacant. The property is .79 acres. There is one means of ingress and egress to the property on Walnut St. The property has 36 ft. of frontage on Walnut St. Mr.

Bailer testified that the property meets the criteria for an area in need of redevelopment, specifically criteria "D" (An area with faulty arrangement or design, and an obsolete layout). The subject property is in the Light Manufacturing Zone.

Mayor Rigoglioso asked if the applicant knows what he wants to put on the property.

Mr. Bailer testified that this is the first step and he is not sure what the applicant is planning.

Mr. Garcia asked if the entrance and egress width conform with any possible structures that could be built on the site.

Mr. Bailer testified that it does conform to a two-way driveway aisle, even though it is narrow.

Mayor Rigoglioso asked how close the subject property is to the property line of the single family homes.

Mr. Bailer testified that it is right on the property line.

The Chairwoman asked what the bottom of the property borders.

Mr. Bailer testified that it borders the multi-family apartment complex.

The Chairwoman asked what the width is of that section.

Mr. Bailer testified that it is approximately 40-50 ft.

Mr. Clark asked if that bottom area was a buildable area.

Mr. Bailer testified that it could be designed to be buildable. It could be designed as a turnaround area or a public space area.

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: Gracie Williams

Mayor Richard Rigoglioso - Aye

Chairwoman, Lou Ann Visotcky – Aye

Vice Chairman, Michael Wisnovsky - Aye

Gracie Williams - Aye

James Clark – Aye

Michael Garcia - Aye

Dan Golabek – Aye

Peter Santacroce, 1st Alternate – Aye

Costantino Conte, 2nd Alternate - Aye

Motion Approved.

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

John Tamweber from the public stated that this property came before the Zoning Board previously and it was denied because of the one way in and out so they could not get a fire truck in. He does not oppose building on the property. He just wants it to be done right.

Mark Wallace from the public is the owner of the subject property. He stated that in 2007 he tried to put 15 2-bedroom units on the property. It was denied. The Garfield City Council then changed the Zone to Parkland. It was then changed back to Light Manufacturing Zone. He would rather keep it residential or possibly self storage units.

Mayor Rigoglioso asked for clarification that it is zoned for Light Manufacturing. It could be changed to a Residential Zone or Mr. Wallace could put a factory on the property.

Mr. Bailer testified that it could be changed to a Residential Zone. If it is declared an area in need of investigation and does not become a redevelopment plan, the City can create the design and architectural features, so any prospective developer would have to design the building to those standards.

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

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: Michael Garcia
Second: Peter Santacroce, 1st Alternate

Mayor Richard Rigoglioso - Aye
Chairwoman, Lou Ann Visotcky – Aye
Vice Chairman, Michael Wisnovsky - Aye
Gracie Williams – Aye
James Clark – Aye
Michael Garcia - Aye
Dan Golabek – Aye
Peter Santacroce, 1st Alternate – Aye
Costantino Conte, 2nd Alternate - Aye
Motion Approved.

The Chairwoman asked for a motion to adopt the Preliminary Investigation Study from DMR Architects.

Motion to adopt the Preliminary Investigation Study (28 Walnut Street).

Moved: Mayor Richard Rigoglioso
Second: Peter Santacroce, 1st Alternate

Mayor Richard Rigoglioso - Aye

Chairwoman, Lou Ann Visotcky – Aye
Vice Chairman, Michael Wisnovsky - Aye
Gracie Williams – Aye
James Clark – Aye
Michael Garcia - Aye
Dan Golabek – Aye
Peter Santacroce, 1st Alternate – Aye
Costantino Conte, 2nd Alternate - Aye
Motion Approved.

2. Hearing to approve the study conducted by DMR Architects examining whether the property known as Block 147.02, Lots 1, 5 & 7 as shown on the Official Tax Map of the City of Garfield, more commonly known as 30-38 Plauderville Avenue, is 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.

Gabriel Bailer, Architect - sworn. Mr. Bailer testified that the subject properties meet redevelopment criteria A, B & D. Criteria "A" states that property has buildings that are substandard, unsafe, unsanitary, dilapidated or obsolescent, are lacking in light and are conducive to unwholesome living & working conditions. Criteria "B" states that building or buildings previously used for commercial, retail purposes have been abandoned for at least 2 consecutive years and are in a great state of disrepair. Criteria "D" states that buildings or improvements have faulty arrangement or design, deleterious land use or obsolete layout. The properties are in a B-1 Neighborhood Retail Zone.

Mr. Bailer testified that 38 Plauderville Ave. lot consists of a 1-story vacant industrial/warehouse building. There is a half-story on the rear of the building. The building is approximately 9,950 sq. ft. and covers nearly the entire lot. The building is in great disrepair. The roof overhang panels are loose, there is cracking of the exterior walls and there are no windows on the first floor. Manufacturing has been discontinued for more than 2 years and the building has been vacant since that time.

Mr. Bailer testified that 34 Plauderville Ave. lot is a 5,000 sq. ft. parking lot associated with the vacant industrial/warehouse building. The parking lot is 100% impervious surface with cracking on the asphalt and overgrown weeds. The loading area requires trucks to back into or out of the lot within the public right of way.

Mr. Bailer testified that 30 Plauderville Ave. lot consists of a 2 and a half story single family home which is vacant. The property is a 5,000 sq. ft. lot. There are cracks in the foundation and the retaining wall. There are also cracks in the front steps and gaps in between the bricks.

Mayor Rigoglioso asked how long the 3 properties have been vacant.

Mr. Bailer testified they have been vacant for more than 2 years.

Mr. Wisnovsky asked if the 3 properties have the same owner.

Mr. Bailer testified that they have the same owner.

Mayor Rigoglioso asked what the total acreage is of the 3 properties.

Mr. Bailer testified that it is .45 acres.

The Chairwoman asked if they are current with payment of taxes.

Mr. Bailer testified that to his knowledge they are current.

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

Motion to open the meeting to the public.

Moved: James Clark
Second: Gracie Williams

Mayor Richard Rigoglioso - Aye
Chairwoman, Lou Ann Visotcky - Aye
Vice Chairman, Michael Wisnovsky - Aye
Gracie Williams - Aye
James Clark - Aye
Michael Garcia - Aye
Dan Golabek - Aye
Peter Santacrocce, 1st Alternate - Aye
Costantino Conte, 2nd Alternate - Aye
Motion Approved.

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

Zoran Milevski from the public stated that his only concern is street parking. Mr. Milevski would like to see the area developed. He suggested possibly putting diagonal parking along Shaw St. and Plauderville Ave. He owns the Firehouse Restaurant on Plauderville Ave. and is concerned about street parking availability for his customers.

Mr. Golabek stated that there is a City Ordinance that any new development over 8 or 10 units, if that is what is planned, is not eligible for on-street sticker parking.

Mr. Golabek asked if recommendations regarding on-street parking around the subject property would be included in the redevelopment plan.

Mr. Bailer testified that on-street parking around the property would not be included. However, parking standards and parking dimensions within the subject property would be included in the redevelopment plan.

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

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: James Clark
Second: Chairwoman, Lou Ann Visotcky

Mayor Richard Rigoglioso - Aye
Chairwoman, Lou Ann Visotcky – Aye
Vice Chairman, Michael Wisnovsky - Aye
Gracie Williams – Aye
James Clark – Aye
Michael Garcia - Aye
Dan Golabek – Aye
Peter Santacroce, 1st Alternate – Aye
Costantino Conte, 2nd Alternate - Aye
Motion Approved.

The Chairwoman asked for a motion to adopt the Preliminary Investigation Study from DMR Architects.

Motion to adopt the Preliminary Investigation Study (30-38 Plauderville Avenue).

Moved: Mayor Richard Rigoglioso
Second: Peter Santacroce, 1st Alternate

Mayor Richard Rigoglioso - Aye
Chairwoman, Lou Ann Visotcky – Aye
Vice Chairman, Michael Wisnovsky - Aye
Gracie Williams – Aye
James Clark – Aye
Michael Garcia - Aye
Dan Golabek – Aye
Peter Santacroce, 1st Alternate – Aye
Costantino Conte, 2nd Alternate - Aye
Motion Approved.

The Chairwoman requested a break before continuing with the next application.

The Chairwoman asked Ms. Cimino to conduct a roll call following the break.

Mayor Richard Rigoglioso
Chairwoman, Lou Ann Visotcky
Vice Chairman, Michael Wisnovsky
Gracie Williams
James Clark
Michael Garcia
Dan Golabek
Peter Santacroce, 1st Alternate
Costantino Conte, 2nd Alternate

Absent:

Councilman, Romi Herrera

3. Hearing on Application for Preliminary Site Plan Approval and Final Site Plan Approval regarding Block 50.01, Lot 1, more commonly known as 290 River Drive (Kalama Site), Garfield, NJ.

Allyson Kasetta, Esq. appeared on behalf of the applicant, Meridia Garfield 290, Urban Renewal, LLC, owned by Kalama Specialty Chemicals, Inc.

Arthur Kuyn, Engineer - sworn. Mr. Kuyn testified that they are proposing to subdivide the existing lot into two lots, A and B. Improvements for Lot A consist of the construction of a 1-story, 131,767 sq. ft. warehouse building with roof parking and ground parking, an associated warehouse office/lobby/common area (7,000 sq. ft.) and a future office mezzanine (13,000 sq. ft.). The proposed improvements to Lot B include construction of a restaurant/retail building and a self-storage/flex industrial building, 7 stories in height with an area of 167,670 sq. ft.

Mr. Kuyn testified that the uses on the site generate a demand of 106 parking spaces which the parking on-site will accommodate. There was a comment in the professionals' report noting a deficiency regarding the number of ADA parking spaces on-site. The Applicant would agree to revise the plans to correct that deficiency. There will be 18 trailer loading bays for the warehouse as well as 17 trailer parking spaces. Site access includes full access along River Dr. There will be a driveway off Monroe St. and an access point from Cambridge Ave. specifically to access the roof parking of the warehouse. With regard to trash/dumpsters, the warehouse will have 1 dumpster and the restaurant/retail building and self-storage/flex industrial will have 1 dumpster. The self-storage/flex industrial will have 2 drive-in loading spaces and the restaurant will have a loading area in the rear for deliveries.

Mr. Kuyn testified that from a security standpoint, the warehouse will have cameras on all four corners of the building, as well as the mixed-use building. The self-storage building tenants will use a code to access the building and will usually have 1 employee on shift. The lighting on-site will be all LED fixtures to illuminate the area for both pedestrian and employee safety. The stormwater on-site will be captured by a variety of inlets and roof drains and conveyed to a 24 inch pipe located on River Dr. which ultimately drains into the Passaic River.

Mr. Garcia asked when the plan changed from the original 2-story self-storage building to a 7-story building.

Mr. Kuyn testified that during the life of the project they determined that for self-storage 7 stories was adequate for the site. Also, it is within the parameters of the Redevelopment Plan.

Mr. Garcia asked who gave the approval to change it from a 2-story self-storage building to 7 stories.

Ms. Kasetta stated that the City Redevelopment Agency reviewed these Plans in March, 2021 and they approved them.

Mayor Rigoglioso asked where the entrances and exits would be for the trailers.

Mr. Kuyn testified that the trailers would utilize an entrance and exit off of River Dr. They also have the option of exiting off of Monroe St., but that would be just an exit, not an entrance.

Mayor Rigoglioso asked if it was possible to get extra cameras on Monroe St. and River Dr.

Ms. Kassetta stated that the Redevelopment Agreement does state that up to 8 cameras video cameras at the property corners and other locations along River Dr. and Monroe St. as may be determined by the City Police Dept.

The Chairwoman asked if the cameras will be tied into the Police Dept.

Ms. Kassetta stated that the Police Dept. would have access to the cameras.

Mr. Santacroce asked if the tractor trailer entrance would be fenced off from the mini mall.

Mr. Kuyn testified that there would a median with landscaping, but no fence.

Mayor Rigoglioso asked how many parking spaces there would be in total.

Mr. Kuyn testified that there are a total of 305 parking spaces on-site, which includes the roof parking.

Mr. Clark asked if they had reviewed the reports from the Board Engineer and Planner and if they agree to their recommendations.

Mr. Kuyn testified that agree to comply with the recommendations in the reports.

Mayor Rigoglioso asked if it was possible to put the power lines underground for existing utilities.

Mr. Kuyn testified that they would able to do that, but ultimately it is up to the utility company.

Mr. Garcia stated that the Fire Dept. always has issues with arial access to multi-story buildings regarding equipment being obstructed by the power lines from the street.

Mr. Kuyn testified that they would address any concerns from the Fire Dept.

Mr. Golabek asked if Final Site Plan approval from the City is the last step in the process or do they also need approval from Bergen County.

Mr. Kuyn testified that they submitted plans to Bergen County and are awaiting their review and will still need their approval.

Ms. Kassetta stated that the County Planning Board will review it. Their approval is going to be specific to River Dr. and how this plan impacts River Dr.

Mr. O'Brien asked what the hours of operation will be for the warehouse. Would it be a 24 hour warehouse.

Mr. Kuyn testified that they would comply with the ordinance.

Mr. O'Brien asked why the Plan proposes 305 parking space when 106 parking spaces are required.

Mr. Kuyn testified that the traffic expert would address that.

Mr. O'Brien asked if there will be a fire lane thru the site and also is concerned about the power lines affecting Fire Dept. access to the roof.

Mr. Kuyn testified that fire trucks can go on the roof if they need to. In terms of the fire lane, the plans do have striping along the self-storage and retail building. If the Fire Dept. requires a fire lane they can designate the striped area.

Mr. Juzmeski asked if the dumpster for the restaurant will be a fenced in block structure similar to the warehouse dumpster.

Mr. Kuyn testified that it would be a fenced in block structure.

Mr. Garcia asked if the monitoring wells would be capped, but still be accessible after construction is completed.

Ms. Kasetta stated that there are a few wells that will remain and be accessible once the property is redeveloped.

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: Gracie Williams

Mayor Richard Rigoglioso - Aye
Chairwoman, Lou Ann Visotcky – Aye
Vice Chairman, Michael Wisnovsky - Aye
Gracie Williams - Aye
James Clark – Aye
Michael Garcia - Aye
Dan Golabek – Aye
Peter Santacroce, 1st Alternate – Aye
Costantino Conte, 2nd Alternate - Aye
Motion Approved.

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

Christine Blanford from the public asked if they could keep the traffic off of Monroe St., for the noise, and will houses be taken in order to build this project.

Ms. Kasetta stated that the traffic expert would be testifying shortly and could address any traffic concerns.

Mayor Rigoglioso stated that no houses will be taken in order to build this project.

Ms. Blanford asked what the hours of operation would be for the buildings on the site.

Ms. Kasetta stated that the restaurant is governed by the code which limits the hours of operation. The warehouse hours have not yet been determined. For the self-storage building they would like to be open from 6 a.m. to 10 p.m.

Ms. Blanford stated that she is against the project because she is concerned about the parking spaces on Monroe St. being taken by people going to the businesses in this development which would take parking away from residents. She also feels it would be noisier and less safe.

Mayor Rigoglioso stated that the development may make it safer since there will be better lighting and more cameras directed toward Monroe St.

Stefanie Riccarda from the public asked how high the retaining wall will be, because she wants to be able to see the development from her house, not a wall.

Mr. Kuyn testified that the retaining wall will be 4 ft. in height.

Ms. Riccarda stated that she is very glad that this property is being developed.

John Tamweber from the public asked if the change to 7 stories from 2 stories was approved and if so, who approved it.

Mr. Garcia stated that it was approved by the Redevelopment Agency.

Mr. Tamweber asked if they have tenants for these buildings.

Mr. Kuyn testified that they have a tenant for the self-storage building. They are currently in negotiations for a tenant in the warehouse.

Mr. Tamweber asked who the developer is for this project.

Mayor Rigoglioso stated that Meridia is the developer.

Bill Kolcari from the public asked what assurances do we have that the chemicals from previous contamination can be prevented from getting into the air during construction.

Ms. Kasetta stated that the environmental issues are under the jurisdiction of the DEP. It is not for the City to oversee. The site is overseen by a Licensed Site Remediation Professional (L.S.R.P.). They are certified in environmental issues and they oversee the entire process and report to the State. We share that information with the City.

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

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: Michael Garcia
Second: Gracie Williams

Mayor Richard Rigoglioso - Aye

Chairwoman, Lou Ann Visotcky – Aye
Vice Chairman, Michael Wisnovsky - Aye
Gracie Williams – Aye
James Clark – Aye
Michael Garcia - Aye
Dan Golabek – Aye
Peter Santacroce, 1st Alternate – Aye
Costantino Conte, 2nd Alternate - Aye

Motion Approved.

Yogesh Mistry, Architect – sworn. The plan proposes a 131,767 sq. ft. 1-story warehouse building on the corner of Monroe St. and Cambridge Ave. that includes a 13,000 sq. ft. mezzanine, 18 loading bays and ramp going up to the rooftop parking. There are 2 elevators that service the rooftop parking as well as 2 stairways. In addition, there will be structured solar rooftop panels. The exterior façade is precast concrete panels that vary in different shades of color that help enhance the façade. There are some additional glass elements on the corners. Also, windows that run along the perimeter of the building are in varying color panels. The building along River Dr. is the self-storage multi-use building in addition to flex industrial space and retail restaurant space on the corner. The restaurant space is about 4,000 sq. ft. Next to that is the flex-industrial space which will be accessed along the corridor that splits the warehouse building and the self-storage building. The main lobby for the self-storage is off that corridor. Access to the self-storage for the tenants is either through the lobby or the loading spaces that are in the rear of the building. The façade for the self-storage building contains similar colors as the other building. The base of this building is a decorative concrete block. The upper portions are stucco, metal panels, and glazing with varying heights and colors with 3-dimensional carveouts for the windows to break up the façade. The restaurant is highlighted with some additional windows and canopies. The signage for the buildings meets the redevelopment requirements.

Mr. Garcia asked if the warehouse is 1 story. It looks as high as the 2nd story.

Mr. Mistry testified that it meets the requirement of 75 ft. in height.

Mr. Santacroce asked how high the solar panels would be on the roof of the warehouse.

Mr. Mistry testified that they would be about 10 ft. The solar panels on the other building would be flat.

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

Motion to open the meeting to the public.

Moved: Dan Golabek
Second: James Clark

Mayor Richard Rigoglioso - Aye

Chairwoman, Lou Ann Visotcky – Aye
Vice Chairman, Michael Wisnovsky - Aye
Gracie Williams - Aye
James Clark – Aye
Michael Garcia - Aye
Dan Golabek – Aye
Peter Santacroce, 1st Alternate – Aye
Costantino Conte, 2nd 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: Mayor Richard Rigoglioso

Mayor Richard Rigoglioso - Aye
Chairwoman, Lou Ann Visotcky – Aye
Vice Chairman, Michael Wisnovsky - Aye
Gracie Williams – Aye
James Clark – Aye
Michael Garcia - Aye
Dan Golabek – Aye
Peter Santacroce, 1st Alternate – Aye
Costantino Conte, 2nd Alternate - Aye
Motion Approved.

John Corak, Traffic Operations Engineer – sworn. Mr. Corak testified that manual turning movement counts were conducted on April 29, 2021 from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 7:00 p.m. The analysis concluded that there would be no significant change in the traffic as a result of this development. It is not surprising because the industrial uses on the site are low traffic generators. Because of this, we forecast no significant traffic issues at that critical intersection of River Rd. and Monroe St.

Mr. Corak testified that with regard to parking supply for the site, the front area provides 38 parking spaces for the restaurant and self-storage. 28 are required, which gives us a surplus of 10 spaces. For the warehouse, 78 parking spaces are required. Since there are 8 parking spaces on the ground level, that necessitates the 70 spaces on the roof. The site is designed to accommodate the parking demand on the site without impacting street parking.

Mr. Garcia asked how many tractor trailer parking spaces will be provided.

Mr. Corak testified that there are 17 tractor trailer parking spaces.

Mr. Clark asked where the handicap parking spaces would be.

Mr. Corak testified that there are 2 handicap spaces near the self-storage entrance. There are another 2 spaces near the restaurant and 1 space near the warehouse. They will be adding 2 additional spaces on the site to meet requirements.

Mr. O'Brien asked about the entrance & exit on Monroe St.

Mr. Corak testified that it would be used for the restaurant and self-storage, not for tractor trailers.

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

Motion to open the meeting to the public.

Moved: Peter Santacroce, 1st Alternate
Second: Mayor Richard Rigoglioso

Mayor Richard Rigoglioso - Aye
Chairwoman, Lou Ann Visotcky - Aye
Vice Chairman, Michael Wisnovsky - Aye
Gracie Williams - Aye
James Clark - Aye
Michael Garcia - Aye
Dan Golabek - Aye
Peter Santacroce, 1st Alternate - Aye
Costantino Conte, 2nd 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: Gracie Williams
Second: Peter Santacroce, 1st Alternate

Mayor Richard Rigoglioso - Aye
Chairwoman, Lou Ann Visotcky - Aye
Vice Chairman, Michael Wisnovsky - Aye
Gracie Williams - Aye
James Clark - Aye
Michael Garcia - Aye
Dan Golabek - Aye
Peter Santacroce, 1st Alternate - Aye
Costantino Conte, 2nd Alternate - Aye
Motion Approved.

Kathryn Gregory, Planner – sworn. Ms. Gregory testified that they are seeking a variance for the façade where there needs to be 40% glass at the restaurant level and 33% is being provided. Testimony was given earlier that the windows need to be kept off the ground due to the flood elevation. Variances are required for the retaining wall height and the fence height. This also has to do with the flood elevation. Lastly, we are agreeing to the 5 ft. sidewalk tonight, but if the County requires a 4 ft. sidewalk, then we would need a variance from the redevelopment plan. I feel that this project promotes most of the goals outlined in the redevelopment plan.

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

Motion to open the meeting to the public.

Moved: Gracie Williams
Second: Peter Santacroce, 1st Alternate

Mayor Richard Rigoglioso - Aye
Chairwoman, Lou Ann Visotcky – Aye
Vice Chairman, Michael Wisnovsky - Aye
Gracie Williams - Aye
James Clark – Aye
Michael Garcia - Aye
Dan Golabek -- Aye
Peter Santacroce, 1st Alternate – Aye
Costantino Conte, 2nd 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: Mayor Richard Rigoglioso
Second: Gracie Williams

Mayor Richard Rigoglioso - Aye
Chairwoman, Lou Ann Visotcky – Aye
Vice Chairman, Michael Wisnovsky - Aye
Gracie Williams – Aye
James Clark – Aye
Michael Garcia - Aye
Dan Golabek – Aye
Peter Santacroce, 1st Alternate – Aye
Costantino Conte, 2nd Alternate - Aye
Motion Approved.

The Chairwoman asked for a motion for Preliminary Site Plan Approval and Final Site Plan Approval.

Motion to approve application for Preliminary Site Plan Approval and Final Site Plan Approval (290 River Drive – Kalama Site).

Moved: Mayor Richard Rigoglioso
Second: Gracie Williams

Mayor Richard Rigoglioso - Aye
Chairwoman, Lou Ann Visotcky – Aye
Vice Chairman, Michael Wisnovsky - Aye
Gracie Williams – Aye
James Clark – Aye
Michael Garcia - Aye
Dan Golabek – Aye
Peter Santacroce, 1st Alternate – Aye
Costantino Conte, 2nd Alternate - Aye
Motion Approved.

Approval is granted with the condition of conformance to the requirements of the Board Engineer, Planner, the Garfield Fire Dept. as well as supplying the required reports regarding the City's utility systems and any off-track improvements that might be required.

4. Hearing on Application for Preliminary Site Plan Approval and Final Site Plan Approval regarding Block 200, Lots 16, 18 & 21, commonly known as 844-858 River Drive, Garfield, NJ.

Allyson Kasetta, Esq. appeared on behalf of the applicant, Meridia 848 Garfield, LLC. Ms. Kasetta requested that the application be adjourned to the next Planning Board Meeting. She understands that the Board Professionals did not have enough time to review the application and issue their review letters.

The Chairwoman and the Board agreed to adjourn the application to the next Planning Board Meeting which will be held on August 19, 2021 via Zoom.

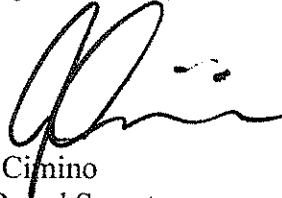
The Chairwoman asked for a motion to close the meeting.

Motion to close meeting.

Moved: Michael Garcia
Second: Peter Santacroce, 1st Alternate


Mayor Richard Rigoglioso - Aye
Chairwoman, Lou Ann Visotcky – Aye
Vice Chairman, Michael Wisnovsky – Aye
Gracie Williams - Aye
James Clark – Aye
Michael Garcia - Aye
Dan Golabek – Aye
Peter Santacroce, 1st Alternate – Aye
Costantino Conte, 2nd Alternate - Aye
Motion Approved.

Respectfully submitted,



Alyssa A. Cimino
Planning Board Secretary

Approved at the meeting on August 19, 2021.



ALYSSA A. CIMINO
Planning Board Secretary