

PLANNING BOARD, CITY OF GARFIELD
MINUTES OF THE WORK SESSION
Conducted on December 16, 2021

The work session was conducted via Zoom Conference and was called to order by Chairwoman Visotcky at 6:46 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
Peter Santacroce, 1st Alternate
Costantino Conte, 2nd Alternate

Absent:

Councilman, Romi Herrera
Gracie Williams
Michael Garcia
Jack LoBue
Dan Golabek

Others present were:

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

The Chairwoman asked for a motion to approve the Work Session and Regular Session of the minutes from the meeting held on November 18, 2021.

Motion to approve the Minutes of Meeting held on November 18, 2021.

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
Peter Santacroce, 1st Alternate – Abstain
Costantino Conte, 2nd Alternate - Aye
Motion Approved.

The Chairwoman asked if there were any bills or correspondence.

Ms. Cimino stated that there were no bills or correspondence.

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

Motion to close the Work Session.

Moved: Vice Chairman, Michael Wisnovsky

Second: Peter Santacroce, 1st Alternate

Mayor Richard Rigoglioso – Aye

Chairwoman, Lou Ann Visotcky - Aye

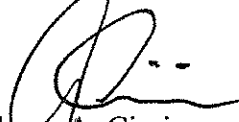
Vice Chairman, Michael Wisnovsky - Aye

James Clark – Aye

Peter Santacroce, 1st Alternate - Aye

Motion Approved.

Respectfully submitted,



Alyssa A. Cimino
Planning Board Secretary

Approved at the meeting on January 27, 2022.



ALYSSA A. CIMINO
Planning Board Secretary

PLANNING BOARD, CITY OF GARFIELD
MINUTES OF THE REGULAR MEETING
Conducted on December 16, 2021

The Regular Meeting 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
Peter Santacroce, 1st Alternate
Costantino Conte, 2nd Alternate

Absent:

Councilman, Romi Herrera
Gracie Williams
Michael Garcia
Jack LoBue
Dan Golabek

Others present were:

Alyssa A. Cimino, Esq., Attorney/Secretary of the Planning Board
Carl O'Brien, Planning Board Engineer
David Juzmeski, Planning Board Planner
Gabriel Bailer, DMR Architects
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 change of the Regular Meeting 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 Record and The Herald News on December 10, 2021.

Resolutions

- a) Resolution memorializing approval of the study conducted by DMR Architects entitled "Preliminary Investigation for Determination of an Area in Need of Redevelopment" dated September 2021 determining the property located at 69 Hepworth Place, also known as Block 34.02, Lot 28 as shown on the Official Tax Map of the City of Garfield ("Property").

Motion to memorialize Resolution PB-12-2021 approving the Study by DMR Architects dated September 2021 (69 Hepworth Place).

Moved: Mayor Richard Rigoglioso
Second: James Clark

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

- b) Resolution memorializing approval of the study conducted by DMR Architects entitled “Preliminary Investigation for Determination of an Area in Need of Redevelopment” dated September 2021 determining the property located at 94, 100 & 104 Passaic Street and 43 & 45 Spencer Place, also known as Block 14.02, Lots 1, 4.01, 4.02, 9 & 10 as shown on the Official Tax Map of the City of Garfield (“Property”).

Motion to memorialize Resolution PB-13-2021 approving the Study by DMR Architects dated September 2021 (94, 100 & 104 Passaic Street and 43 & 45 Spencer Place).

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
Peter Santacroce, 1st Alternate - Abstain
Costantino Conte, 2nd Alternate – Aye
Motion Approved.

Old Business

1. Continuation of hearing to approve the Study conducted by DMR Architects examining whether the properties located at 252 Midland Avenue and 143 Clark Street, also known as Block 58, Lots 1 & 3, 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 Condemnation Redevelopment Area, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.

Gabriel Bailer, Planner, requested that this matter be carried to the next Planning Board meeting.

Richard Kapner, Esq., representing the owner of 143 Clark Street, stated that he agreed with Mr. Bailer’s proposal to carry this to the next Planning Board meeting.

The Chairwoman asked for a motion to postpone the hearing to adopt the Preliminary Investigation Report regarding 252 Midland Avenue and 143 Clark Street to the next Planning Board meeting to be held on January 27, 2022.

Motion to postpone the hearing to adopt the Preliminary Investigation Report dated September, 2021 (252 Midland Ave. & 143 Clark St.).

Moved: Vice Chairman, Michael Wisnovsky
Second: Peter Santacroce, 1st Alternate

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

New Business

1. Hearing on Resolution R-21-445 of the Garfield City Council authorizing the Planning Board to examine whether the property located at 67-69, 73 & 77 Passaic Street, also known as Block 24.01, Lots 5.01, 8 & 10 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:12A-1 et seq.

Mayor Rigoglioso stated that owner of the property would like to redevelopment it with retail and residential.

The Chairwoman asked for a motion to approve this resolution.

Motion to approve City Council Resolution R-21-445 (67-69, 73 & 77 Passaic Street).

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
Peter Santacroce, 1st Alternate - Aye
Costantino Conte, 2nd Alternate - Aye
Motion Approved.

2. Hearing on Resolution R-21-431 of the Garfield City Council authorizing the City Manager to enter into a contract with Gregory Associates for an Investigative Study for 67-69, 73 & 77 Passaic Street to determine if it meets the statutory criteria for an area in need of redevelopment.

The Chairwoman asked for a motion to approve this resolution.

Motion to approve City Council Resolution R-21-431 (67-69, 73 & 77 Passaic Street).

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
Peter Santacroce, 1st Alternate - Aye
Costantino Conte, 2nd Alternate - Aye
Motion Approved.

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: Costantino Conte, 2nd Alternate

Mayor Richard Rigoglioso - Aye
Chairwoman, Lou Ann Visotcky – Aye
Vice Chairman, Michael Wisnovsky – Aye
James Clark – 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: James Clark
Second: Peter Santacroce, 1st Alternate

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

The Chairwoman asked for a motion to close the meeting.

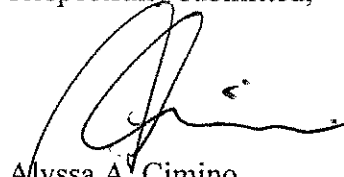
Motion to close meeting.

Moved: Vice Chairman, Michael Wisnovsky
Second: Peter Santacroce, 1st Alternate

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

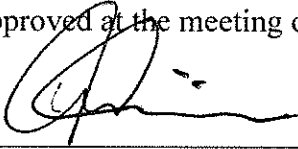
Motion Approved.

Respectfully submitted,



Alyssa A. Cimino
Planning Board Secretary

Approved at the meeting on January 27, 2022.



ALYSSA A. CIMINO
Planning Board Secretary