

**PLANNING BOARD, CITY OF GARFIELD**  
**MINUTES OF THE REGULAR MEETING**  
**Conducted on January 27, 2022**

The Regular Meeting was called to order by Chairwoman Visotcky at 7:07 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  
James Clark  
Michael Garcia  
Dan Golabek

Absent:

Gracie Williams  
Anthony Barckett  
Peter Santacrocce, 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  
David Juzmeski, Planning Board Planner  
Gabriel Bailer, DMR Architects  
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 27, 2021 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 January 20, 2022.

**New Business**

The Chairwoman stated that the first order of business for 2022 is a reorganization of the Planning Board. The Chairwoman requested a motion to appoint a Chairperson for the Planning Board.

**Motion to appoint Lou Ann Visotcky as Planning Board Chairwoman.**

Moved: Dan Golabek  
Second: Councilman, Romi Herrera

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

The Chairwoman then requested a motion to appoint a Vice Chairperson for the Planning Board.

**Motion to appoint Michael Wisnovsky as Vice Chairman of the Planning Board.**

Moved: Michael Garcia  
Second: James Clark

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

The Chairwoman requested a motion to appoint an Attorney/Secretary for the Planning Board.

**Motion to appoint Alyssa Cimino as Planning Board Attorney/Secretary.**

Moved: Chairwoman, Lou Ann Visotcky  
Second: Michael Garcia

Councilman, Romi Herrera - Aye  
Chairwoman, Lou Ann Visotcky – Aye  
Vice Chairman, Michael Wisnovsky - Aye  
James Clark – Aye  
Michael Garcia - Aye  
Dan Golabek – Aye  
**Motion Approved.**

The Chairwoman requested a motion to appoint a Planning Board Engineer.

**Motion to appoint Colliers Engineering as Planning Board Engineer.**

Moved: Dan Golabek  
Second: Chairwoman, Lou Ann Visotcky

Councilman, Romi Herrera - Aye  
Chairwoman, Lou Ann Visotcky – Aye  
Vice Chairman, Michael Wisnovsky - Aye  
James Clark – Aye  
Michael Garcia - Aye  
Dan Golabek – Aye  
**Motion Approved.**

The Chairwoman requested a motion to appoint Planning Board Special Projects Engineer.

**Motion to appoint Boswell Engineering as Planning Board Special Projects Engineer.**

Moved: James Clark  
Second: Michael Garcia

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

The Chairwoman requested a motion to appoint the Planning Board Planner.

**Motion to appoint Neglia Engineering Associates as the Planning Board Planner.**

Moved: James Clark  
Second: Vice Chairman, Michael Wisnovsky

Councilman, Romi Herrera - Aye  
Chairwoman, Lou Ann Visotcky – Aye  
Vice Chairman, Michael Wisnovsky - Aye  
James Clark – Aye  
Michael Garcia - Aye  
Dan Golabek – Aye  
**Motion Approved.**

The Chairwoman requested a motion to appoint a Court Reporter for the Planning Board.

**Motion to appoint Beth Calderone as Planning Board Court Reporter.**

Moved: Michael Garcia  
Second: James Clark

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

### **Resolutions**

- a) Resolution memorializing approval of 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 St., 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-Condensation Redevelopment area pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A-12A et seq.

### **Motion to memorialize Resolution PB-01-2022 authorizing a study be conducted to determine if an area is in need of redevelopment (67-69, 73 & 77 Passaic Street).**

Moved: Vice Chairman, Michael Wisnovsky  
Second: Councilman, Romi Herrera

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

- b) Resolution memorializing approval of 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 St. to determine if it meets the statutory criteria for an area in need of redevelopment.

### **Motion to memorialize Resolution PB-02-2022 authorizing Gregory Associates to conduct an Investigative Study (67-69, 73 & 77 Passaic Street).**

Moved: James Clark  
Second: Vice Chairman, Michael Wisnovsky

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

Richard Kapner, Esq., representing the owner of 143 Clark Street, stated that his client is still in negotiations with the developer. The owner has obtained an appraisal of the property. The developer is currently reviewing the appraisal. Mr. Kapner asked for the hearing be carried to the next meeting on February 24, 2022.

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 February 24, 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: Councilman, Romi Herrera

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

### **New Business**

1. Hearing on Resolution R-21-416 of the Garfield City Council authorizing bond ordinance #2908 to authorize the 2021 road improvement program in, by and for the City of Garfield, to appropriate the sum of \$1,500,000 to pay the cost thereof, to make a down payment, to authorize the issuance of bonds to finance such appropriation and to provide for the issuance of bond anticipation notes in anticipation of the issuance of such bonds.

The Chairwoman asked if any Board members had any comments. No members had any comments.

The Chairwoman asked for a motion to approve this resolution.

**Motion to approve City Council Resolution R-21-416, Bond Ordinance #2908 (2021 Road Improvement Program).**

Moved: Dan Golabek  
Second: James Clark

Mayor Richard Rigoglioso – Aye  
Councilman, Romi Herrera - 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 R-21-417 of the Garfield City Council authorizing bond ordinance #2909 to authorize the undertaking of improvements to the basketball court at Fire House No. 3 in, by and for the City of Garfield, to appropriate the sum of \$130,000 to pay the cost thereof, to make a down payment, to authorize the issuance of bonds to finance such appropriation and to provide for the issuance of bond anticipation notes in anticipation of the issuance of such bonds.

The Chairwoman asked if any Board members had any comments. No members had any comments.

The Chairwoman asked for a motion to approve this resolution.

**Motion to approve City Council Resolution R-21-417, Ordinance #2909 (Improvements to the Basketball Court at Fire House No. 3).**

Moved: Mayor Richard Rigoglioso  
Second: James Clark

Mayor Richard Rigoglioso – Aye  
Councilman, Romi Herrera - 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 approve the Work Session and Regular Session of the minutes from the meeting held on December 16, 2021.

**Motion to approve the Minutes of Meeting held on December 16, 2021.**

Moved: James Clark  
Second: Chairwoman, Lou Ann Visotcky

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

The Chairwoman asked if there were any bills or correspondence.

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

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  
James Clark – Aye  
Michael Garcia – Aye  
Dan Golabek - 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: Vice Chairman, Michael Wisnovsky  
Second: James Clark

Mayor Richard Rigoglioso - Aye

Councilman, Romi Herrera - 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: Vice Chairman, Michael Wisnovsky  
Second: James Clark

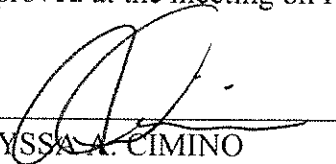
Mayor Richard Rigoglioso – Aye  
Councilman, Romi Herrera - Aye  
Chairwoman, Lou Ann Visotcky – Aye  
Vice Chairman, Michael Wisnovsky – Aye  
James Clark – Aye  
Michael Garcia – Aye  
Dan Golabek - Aye  
**Motion Approved.**

Respectfully submitted,



Alyssa A. Cimino  
Planning Board Secretary

Approved at the meeting on February 24, 2022.



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ALYSSA A. CIMINO  
Planning Board Secretary