

PLANNING BOARD, CITY OF GARFIELD
MINUTES OF THE WORK SESSION
Conducted on February 24, 2022

The work session was conducted via Zoom Conference and was called to order by Chairwoman Visotcky at 6:39 p.m. who thereupon read the statement required by the Open Public Meeting Act. Secretary called the roll.

WORK SESSION ROLL CALL:

Chairwoman, Lou Ann Visotcky
Vice Chairman, Michael Wisnovsky
James Clark
Michael Garcia
Dan Golabek

Absent:

Mayor Richard Rigoglioso
Councilman, Romi Herrera
Gracie Williams
Anthony Barckett
Peter Santacroce, 1st Alternate
Costantino Conte, 2nd Alternate

Others present were:

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

The Chairwoman asked for a motion to approve the Work Session of the minutes from the meeting held on January 27, 2022.

Motion to approve the Work Session of the Minutes of Meeting held on January 27, 2022.

Moved: Vice Chairman, Michael Wisnovsky
Second: James Clark

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 Regular Session of the minutes from the meeting held on January 27, 2022.

Motion to approve the Regular Session of the Minutes of Meeting held on January 27, 2022.

Moved: Michael Garcia
Second: Vice Chairman, Michael Wisnovsky

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 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: James Clark
Second: Vice Chairman, Michael Wisnovsky

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 March 24, 2022.

ALYSSA A. CIMINO
Planning Board Secretary

PLANNING BOARD, CITY OF GARFIELD
MINUTES OF THE REGULAR MEETING
Conducted on February 24, 2022

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
Councilman, Romi Herrera
Chairwoman, Lou Ann Visotcky
Vice Chairman, Michael Wisnovsky
James Clark
Michael Garcia
Dan Golabek

Absent:

Gracie Williams
Anthony Barckett
Peter Santacroce, 1st Alternate
Costantino Conte, 2nd 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
Thomas Davis, Gregory Associates
Gabriel Bailer, DMR Architects
Richard Kapner, Richard J. Kapner, Esq., PC
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 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 February 14, 2022.

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.

Gabe Bailer, DMR Architects - Requested that this application be carried to the March 24th meeting. Prior to the next Planning Board meeting, the Garfield City Council will decide whether to remove 143 Clark St. from the application.

Richard Kapner, Esq., representing the owner of 143 Clark Street, stated that his client has no objection to carrying the application to the next Planning Board meeting.

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

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
James Clark – Aye
Michael Garcia – Aye
Dan Golabek - Aye
Motion Approved.

New Business

1. Hearing to approve the Study conducted by Gregory Associates examining 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-Condemnation Redevelopment area pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A-12A et seq.

Thomas Davis, Planner – sworn. Mr. Davis testified that this is a Non-Condemnation redevelopment study. The site is currently located in a B-1 Zone. There were no environmental concerns that were identified for this site. Mr. Davis testified that the property consists of 3 lots with a total of 6,089.69 sq. ft. This property meets two of the criteria for an “Area in need of Redevelopment”. The first is that the buildings are dilapidated or obsolete, overcrowded, are a faulty arrangement or are lacking in light, ventilation or sanitary facilities or have an obsolete layout. The second consists of areas with a lack of proper utilization of the areas which discourages undertaking improvements, resulting in an unproductive condition of land potentially useful and valuable.

Mr. Davis testified that the property known as 67-69 Passaic St. is a series of haphazardly arranged buildings with driveways backing out onto both Passaic St. and Palisade Ave. without availability to turn around on site. Police records indicate that in the past 10 years there have been 177 police incidents.

Mr. Davis testified that the property known as 73 Passaic St. consists of a 2-story frame building. Access to the rear of the property is through an easement of neighboring property. The site has

no detention systems for water, therefore runoff from the parking area runs onto adjacent properties. Police records indicate that in the past 10 years there have been 30 police incidents.

Mr. Davis testified that the property known as 77 Passaic St. consists of a 2-story frame dwelling that has been converted into offices. There is a narrow driveway, which is not suitable for two-way traffic. The parking lot in the rear is not fully striped, contains no curbing and is in disrepair. Some parking space are longer than a standard parking space, which causes an abnormality in the parking arrangement and cause for vehicle collisions. The site has no detention systems for water, therefore runoff from the parking area runs onto adjacent properties. There have been some police incidents at the property over the last 10 years.

Michael Garcia asked if these properties were currently occupied.

Mr. Davis testified that he believes they are.

Alex Matovski stated that the properties are occupied. There is a barber shop, an empanada store and residential dwellings, as well as a chiropractor that will be retiring this year, so that will be vacant.

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

Motion to open the meeting to the public.

Moved: Vice Chairman, Michael Wisnovsky

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 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: Councilman, Romi Herrera

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.

The Chairwoman asked for a motion to adopt the Study for 67-69, 73 & 77 Passaic Street.

Motion to adopt the Study dated January, 2022 (67-69, 73 & 77 Passaic St.).

Moved: Councilman, Romi Herrera
Second: Dan Golabek

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: 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.

Respectfully submitted,

Alyssa A. Cimino
Planning Board Secretary

Approved at the meeting on March 24, 2022.

ALYSSA A. CIMINO
Planning Board Secretary