

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

The work session 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.

WORK SESSION ROLL CALL:

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

Absent:

Mayor Richard Rigoglioso
Councilman, Romi Herrera
Dan Golabek
Anthony Barckett

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 of the minutes from the meeting held on February 24, 2022.

The Chairwoman stated that the minutes cannot be approved due to lack of a quorum. The minutes will be approved at the next meeting.

The Chairwoman asked if there were any bills or correspondence.

Ms. Cimino presented a bill from Gann Law Books for the 2022 Edition of NJ Zoning & Land Use Administration book.

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

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

Moved: James Clark
Second: Gracie Williams

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

The Chairwoman asked for a motion to cancel the April 28, 2022 Planning Board Meeting.

Motion to Cancel April 28, 2022 Planning Board Meeting.

Moved: Gracie Williams
Second: Costantino Conte, 2nd Alternate

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

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

Motion to close the Work Session.

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

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

Respectfully submitted,

Alyssa A. Cimino
Planning Board Secretary

Approved at the meeting on May 26, 2022.

ALYSSA A. CIMINO
Planning Board Secretary

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

The Regular Meeting was called to order by Chairwoman Visotcky at 7:01 p.m. who thereupon read the statement required by the Open Public Meeting Act. Secretary called the roll.

ROLL CALL:

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

Absent:

Mayor Richard Rigoglioso
Councilman, Romi Herrera
Dan Golabek
Anthony Barckett

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
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.

New Business

1. Hearing to approve the Study conducted by DMR Architects examining whether the properties located at 252 Midland Avenue, also known as Block 58, Lot 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 Non-Condensation Redevelopment Area, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.

Gabe Bailer, Planner – sworn. Mr. Bailer testified that the property meets three of the criteria for redevelopment. 1) Buildings are substandard, unsafe, unsanitary, dilapidated or obsolescent, not conducive to wholesome living or working conditions. 2) Abandoned or discontinued

commercial or industrial purposes for at least two consecutive years. 3) Buildings or improvements with dilapidation, faulty arrangement, deleterious land use that are detrimental to the public health, safety and welfare.

Mr. Bailer testified that the property is .29 acres consisting of a vacant restaurant and accessory parking lot. The building is substandard and unsafe and has been vacant for at least two consecutive years. The building is dilapidated and the parking lot is a faulty arrangement with a dead end and no turn around area. Also, the roof is in poor condition, there are missing areas of canopy at the entrance, and the gutter drains stormwater directly onto the public sidewalk.

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

Motion to open the meeting to the public.

Moved: James Clark
Second: Vice Chairman, Michael Wisnovsky

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

Cathy Mazzola from the public stated that she is the current owner of the property. She stated that the property has been under contract and it will close within the next few month. It has been bought by a developer that is going to demolish the building.

The Chairwoman asked for a motion to close the public session.

Motion to close the Public Session

Moved: Michael Garcia
Second: James Clark

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

The Chairwoman asked for a motion to adopt the Preliminary Investigation Report for 252 Midland Avenue.

Motion to adopt the Preliminary Investigation Report dated March, 2022 (252 Midland Ave.).

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

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

2. Hearing on an Ordinance to amend Part II, General Legislation, Chapter 100, Cannabis, of the revised general ordinances of the City of Garfield, permitting the municipality to impose a transfer tax on the sale of cannabis or cannabis items by a cannabis establishment located in the municipality.

The Chairwoman noted that there is a typo on page 11, number 2 of the Ordinance draft. The term “Township” should be corrected to read “City”.

The Chairwoman asked for a motion to adopt the Ordinance.

Motion to adopt Ordinance to Amend Part II, General Legislation, Chapter 100, Cannabis.

Moved: Michael Garcia
Second: Gracie Williams

Chairwoman, Lou Ann Visotcky – Aye
Vice Chairman, Michael Wisnovsky – Aye
Gracie Williams - Aye
James Clark – Aye
Michael Garcia – 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: James Clark

Chairwoman, Lou Ann Visotcky – Aye
Vice Chairman, Michael Wisnovsky – Aye
Gracie Williams - Aye
James Clark – Aye
Michael Garcia – 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 May 26, 2022.

ALYSSA A. CIMINO
Planning Board Secretary