

PLANNING BOARD, CITY OF GARFIELD
MINUTES OF THE WORK SESSION
Conducted on May 26, 2022

The work session was called to order by Vice Chairman Wisnovsky 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:

Councilman, Romi Herrera
Vice Chairman, Michael Wisnovsky
James Clark
Dan Golabek
Costantino Conte, 2nd Alternate

Absent:

Mayor Richard Rigoglioso
Chairwoman, Lou Ann Visotcky
Gracie Williams
Michael Garcia
Peter Santacroce, 1st 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
Beth Calderone, Certified Court Reporter

The Vice Chairman asked if there were any bills or correspondence.

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

The Vice Chairman asked for a motion to close the Work Session.

Motion to close the Work Session.

Moved: Councilman Romi Herrera
Second: James Clark

Councilman Romi Herrera - Aye
Vice Chairman, Michael Wisnovsky – Aye
James Clark – Aye
Dan Golabek - Aye
Costantino Conte, 2nd Alternate - Aye

Motion Approved.

Respectfully submitted,

Alyssa A. Cimino
Planning Board Secretary

Approved at the meeting on June 23, 2022.

ALYSSA A. CIMINO
Planning Board Secretary

PLANNING BOARD, CITY OF GARFIELD
MINUTES OF THE REGULAR MEETING
Conducted on May 26, 2022

The Regular Meeting was called to order by Vice Chairman Wisnovsky 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 – Joined the meeting at 8:45 p.m.
Councilman, Romi Herrera
Vice Chairman, Michael Wisnovsky
James Clark
Dan Golabek
Costantino Conte, 2nd Alternate

Absent:

Chairwoman, Lou Ann Visotcky
Gracie Williams
Michael Garcia
Peter Santacroce, 1st 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
Beth Calderone, Certified Court Reporter

(Flag Salute)

SUNSHINE LAW: Read by Vice Chairman Michael Wisnovsky
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 on application to record a new Subdivision Deed for property known as Block 106, Lot 11.02 as shown on the Official Tax Map of the City of Garfield, more commonly known as 89 Summit Avenue.

Thomas Duch, Esq. – sworn. Mr. Duch testified that the property subdivision was previously approved by the Planning Board on August 25, 2005. However, the Deed that was recorded contained an incorrect metes and bounds description. The corrected Subdivision Deed has been examined by a title company and they have affirmed that the description is correct and the format of the Deed is correct. The applicant ask that the Board reaffirm that in order to record the correct Deed.

The Vice Chairman asked for a motion to open the meeting to the public regarding this application.

Motion to open the meeting to the public.

Moved: Councilman Romi Herrera
Second: Dan Golabek

Councilman Romi Herrera - Aye
Vice Chairman, Michael Wisnovsky – Aye
James Clark – Aye
Dan Golabek – Aye
Costantino Conte, 2nd Alternate – Aye
Motion Approved.

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

The Vice Chairman stated that no one from the public came forward.

The Vice Chairman asked for a motion to close the public session.

Motion to close the Public Session

Moved: James Clark
Second: Councilman Romi Herrera

Councilman Romi Herrera – Aye
Vice Chairman, Michael Wisnovsky – Aye
James Clark – Aye
Dan Golabek – Aye
Costantino Conte, 2nd Alternate – Aye
Motion Approved.

The Vice Chairman asked for a motion to approve Subdivision Deed for 89 Summit Avenue.

Motion to approve the Subdivision Deed for 89 Summit Avenue.

Moved: Dan Golabek
Second: Councilman Romi Herrera

Councilman Romi Herrera – Aye
Vice Chairman, Michael Wisnovsky – Aye
James Clark – Aye
Dan Golabek – Aye
Costantino Conte, 2nd Alternate - Aye
Motion Approved.

2. Hearing on whether to adopt the Redevelopment Plan prepared by Francis Reiner of DMR Architects entitled 933-975 River Drive Redevelopment Plan, dated May, 2022 for property

known as Block 140, Lots 91.01 & 100.01 as shown on the Official Tax Map of the City of Garfield, more commonly known as 933-975 River Drive, Garfield, NJ.

Gabe Bailer, DMR Architects – sworn. The Zone for this property is B2. The redevelopment plan supersedes the underlying zoning. A Redevelopment Plan is being required because what is being proposed is a multi-family development with a commercial unit. Multi-family is not permitted in the B2 Zone therefore the redevelopment plan is required.

The Plan proposal consists of 2 buildings, Building ‘A’ and Building ‘B’. Building ‘A’ is a residential building consisting of 24 apartments. The building will be 4 stories with 21 one-bedroom apartments and 3 studio apartments. The ground floor will be parking with 29 spaces, 20 of those spaces will be underneath the residential building. Building ‘B’ will be a 2-story building, 4,832 sq. ft. of commercial space. Building ‘B’ will have a total of 9 parking spaces. Since there is limited parking for the commercial building the Plan proposes professional and office use, pet grooming/day care with no overnight stay. The accessory uses can be lobby, management, leasing office, conference center, community kitchen, package delivery area, recreational facilities, child care, locker/storage, fitness room for tenant use only and tenant self-storage. The minimum unit size for each apartment is 500 sq. ft. for a studio unit and 600 sq. ft. for a one-bedroom. The maximum number of units for this property is 25 units.

Based on the square footage of the commercial building with the number of residential, there is not enough parking on the property. However, the applicant will be required to provide a shared parking analysis study to show that when residents leave their apartments, there will be available parking spaces for the commercial building. The applicant needs to show that this site can accommodate the proposed parking.

Mr. Golabek asked if the Planning Board approves the Redevelopment Plan, when the Site Plan is submitted the applicant will need to prove that their shared parking analysis is sufficient. At that time, the Planning Board can deny the Site Plan.

Mr. Bailer testified that the Planning Board can deny approval of the Site Plan.

Mr. Clark asked Mr. Bailer to confirm that if a resident leaves their parking space, the commercial customers could use their underground parking.

Mr. Bailer testified that there is also parking next to the commercial building. The Site Plan envisions customers use the spaces next the building. However, if there are spaces available customers can park in the residential parking lot during the commercial business hours.

Mr. Clark asked if you have customers park in the residential parking lot, depending on the hours of the commercial building, residents could be returning and not find a parking space in the residential lot. Who is managing that parking lot?

Mr. Bailer testified that there will be a manager living on the premises so he could help with that.

Mr. Clark stated that you may need a parking attendant.

Mr. Bailer testified that he would not say that a parking attendant was needed.

Mr. Clark stated that someone needs to work that out.

Mr. O’Brien asked if any of the parking spaces would be electric charging stations.

Mr. Bailer testified that the redevelopment plan has to comply with the new State regulations, so that's included in the Redevelopment Plan.

Mr. Clark asked if there will be elevators in the building.

Mr. Bailer testified that there are elevators.

Councilman Herrera asked if there are two people in a one-bedroom apartment and each has a car where do they park the second car.

Mr. Bailer testified that the apartments are studio and one-bedroom so most likely there won't be two cars, but I'm not denying that could be a possibility.

Mr. Golabek asked the Board Planner what his thoughts were regarding this Redevelopment Plan.

Mr. Juzmeski stated that parking is a concern. It would be great to have one unit per parking space underneath the building. We'll have to wait to see the results of the Shared Parking analysis. The Board may have to put a strict time frame on the commercial building to make it work.

Mr. O'Brien stated that from an engineering perspective parking is an issue. Having some of the parking underneath the residential building with the rest of the parking on the other side of the commercial building is a concern. When the Site Plan is presented to the Board they will also have to look at circulation, delivery circulation and garbage truck circulation. All of that is concerning because it's a tight space. If they get all the permitting with the DEP, they will have to be looking at the flood elevation for today and for the year 2100, pursuant to additional DEP requirements coming out soon.

The Vice Chairman asked if there were any other questions for Mr. Bailer. There were no other questions.

The Vice Chairman asked for a motion to approve the Redevelopment Plan with the following recommendations: 1) provide additional parking; 2) when the developer goes to Site Plan all DEP permits be in place; 3) generator; 4) elevator and 5) reduce the size of the footprint.

Motion to approve Redevelopment Plan, with recommendations (933-975 River Drive).

Moved: Councilman Romi Herrera

Second: Dan Golabek

Councilman Romi Herrera – Aye

Vice Chairman, Michael Wisnovsky – Aye

James Clark – Aye

Dan Golabek – Aye

Costantino Conte, 2nd Alternate - Aye

Motion Approved.

3. Hearing on Resolution R-220-22 of the Garfield City Council to examine whether the property known as Block 88.01, Lots 1 & 9, and Block 89, Lots 17 & 19, as shown on the Official Tax Map of the City of Garfield, more commonly known as 337, 342, 350 and 351

Midland Avenue, 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.

The Board discussed the actual locations of the property listed on the City Council resolution.

Mr. Golabek stated that it is the former TD Bank property.

The Vice Chairman asked for a motion to approve this resolution.

Motion to approve City Council Resolution R-220-22 (337, 342, 350 & 351 Midland Avenue).

Moved: Dan Golabek
Second: Councilman Romi Herrera

Councilman Romi Herrera – Aye
Vice Chairman, Michael Wisnovsky – Aye
James Clark – Aye
Dan Golabek – Aye
Costantino Conte, 2nd Alternate - Aye
Motion Approved.

4. Hearing on Resolution R-221-22 of the Garfield City Council to examine whether the property known as Block 34.01, Lot 10 and Block 31.01, Lot 9.01, as shown on the Official Tax Map of the City of Garfield, more commonly known as 41-42 Hepworth Place, 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.

The Vice Chairman asked for a motion to approve this resolution.

Motion to approve City Council Resolution R-221-22 (41-42 Hepworth Place).

Moved: Dan Golabek
Second: Vice Chairman Michael Wisnovsky

Councilman Romi Herrera – Aye
Vice Chairman, Michael Wisnovsky – Aye
James Clark – Aye
Dan Golabek – Aye
Costantino Conte, 2nd Alternate - Aye
Motion Approved.

5. Hearing on Resolution R-222-22 of the Garfield City Council to examine whether the property known as Block 19.01, Lots 47 & 49, as shown on the Official Tax Map of the City of Garfield, more commonly known as 22 & 26 Garfield Avenue, 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.

The Vice Chairman asked for a motion to approve this resolution.

Motion to approve City Council Resolution R-222-22 (22-26 Garfield Avenue).

Moved: Dan Golabek
Second: Councilman Romi Herrera

Councilman Romi Herrera – Aye
Vice Chairman, Michael Wisnovsky – Aye
James Clark – Aye
Dan Golabek – Aye
Costantino Conte, 2nd Alternate - Aye
Motion Approved.

6. Hearing on Resolution R-240-22 of the Garfield City Council introducing Ordinance #2937 First Reading to amend Part II, General Legislation, Chapter 341, Zoning, Article XI, Parking Spaces and Loading Berths, of the revised General Ordinances of the City of Garfield.

The Planning Board has no comments regarding this resolution.

7. Hearing on Resolution R-266-22 of the Garfield City Council authorizing the Planning Board to conduct a review of Ordinance 2937, an Ordinance to amend Part II, General Legislation, Chapter 341, Zoning, Article XI, Parking Spaces and Loading Berths, of the revised General Ordinances of the City of Garfield.

The Planning Board has no comments regarding this resolution.

8. Hearing on Resolution R-239-22 of the Garfield City Council introducing Ordinance #2934 First Reading adopting the 297-301 Passaic Street 2022 Passaic Street Redevelopment Plan for Block 41, Lots 9 & 11, also known as 297-301 Passaic Street which has been designated as a Non-Condemnation Redevelopment Area pursuant to N.J.S.A. 40A:12A-1 et seq.

The Planning Board has no comments regarding this resolution.

9. Hearing on first reading of Garfield City Council Ordinance to provide for the amendment of Part II, General Legislation, Chapter 100, Cannabis of the revised General Ordinances of the City of Garfield.

The Planning Board has no comments regarding this ordinance.

The Vice Chairman asked for a motion to approve the minutes from the meeting held on February 24, 2022.

Motion to approve the Minutes of the Meeting held on February 24, 2022.

Moved: Vice Chairman Michael Wisnovsky
Second: James Clark

Mayor Richard Rigoglioso – Aye
Councilman Romi Herrera – Aye
Vice Chairman, Michael Wisnovsky – Aye
James Clark – Aye
Dan Golabek – Aye
Motion Approved.

Resolutions

- a) Resolution memorializing approval of the Study conducted by Gregory Associates examining whether the property located at 67-69, 73 & 77 Passaic St., also know 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.

Motion to memorialize Resolution PB-03-2022 approving the Study by Gregory Associates (67-69, 73 & 77 Passaic Street).

Moved: Dan Golabek
Second: Councilman Romi Herrera

Mayor Richard Rigoglioso – Aye
Councilman Romi Herrera – Aye
Vice Chairman, Michael Wisnovsky – Aye
James Clark – Aye
Dan Golabek – Aye
Motion Approved.

The Vice Chairman asked for a motion to close the meeting.

Motion to close meeting.

Moved: Councilman Romi Herrera
Second: James Clark

Mayor Richard Rigoglioso – Aye
Councilman Romi Herrera – Aye
Vice Chairman, Michael Wisnovsky – Aye
James Clark – Aye
Dan Golabek - Aye
Costantino Conte, 2nd Alternate - Aye
Motion Approved.

Respectfully submitted,

Alyssa A. Cimino
Planning Board Secretary

Approved at the meeting on June 23, 2022.

ALYSSA A. CIMINO
Planning Board Secretary