

PLANNING BOARD, CITY OF GARFIELD
MINUTES OF THE WORK SESSION
Conducted on June 23, 2022

The work session was called to order by Chairwoman Visotcky at 6:58 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
Caty Polanco, 2nd Alternate

Absent:

Mayor Richard Rigoglioso
Councilman, Romi Herrera
Gracie Williams
Michael Garcia
Dan Golabek
Peter Santacroce
Costantino Conte, 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 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
Caty Polanco, 2nd Alternate - Aye
Motion Approved.

Respectfully submitted,



Alyssa A. Cimino
Planning Board Secretary

Approved at the meeting on July 28, 2022.



ALYSSA A. CIMINO
Planning Board Secretary

PLANNING BOARD, CITY OF GARFIELD
MINUTES OF THE REGULAR MEETING
Conducted on June 23, 2022

The Regular Meeting was called to order by Chairwoman Visotcky at 7:03 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
Costantino Conte, 1st Alternate – Joined meeting via telephone
Caty Polanco, 2nd Alternate

Absent:

Councilman, Romi Herrera
Gracie Williams
Michael Garcia
Dan Golabek
Peter Santacroce

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 affirm that no further subdivision is required for property known as Block 86, Lot 1.01, more commonly known as 104 Belmont Avenue and Block 86, Lot 1.02, more commonly known as 194 Pierre Avenue as shown on the Official Tax Map of the City of Garfield.

Matthew Nicodemo, Esq. – sworn. Mr. Nicodemo testified that Mr. Scannella, the owner of the property is incapacitated and Archer & Greiner serves as his guardian. He needs to sell 194 Pierre Avenue in order for Mr. Scannella can continue living at home along with his assisted home healthcare aides. The property subdivision was previously approved by the Planning Board on December 14, 1967. However, a corrected Deed was never recorded with the County

Clerk. Since that time, the City of Garfield has been taxing the properties as 2 separate lots. He was able to locate the original Planning Board subdivision plat which has been accepted and filed with the Bergen County Clerk. The Buyers' title company is requesting a Certificate from Garfield Planning Board indicating that a further subdivision is not required in order to sell the property. The applicant asks that the Board approve the Certificate.

The Chairwoman asked for a motion to approve the certification of minor subdivision of 104 Belmont Avenue and 194 Pierre Avenue.

Motion to approve the Certification of Minor Subdivision for 104 Belmont Avenue and 194 Pierre Avenue.

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
Caty Polanco, 2nd Alternate - Aye
Motion Approved.

Resolutions

- a) Resolution memorializing approval of the Study conducted by DMR Architects examining whether the property 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-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-04-2022 approving the Study by DMR (252 Midland Avenue).

Moved: Mayor Richard Rigoglioso
Second: Costantino Conte, 1st Alternate

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

The Chairwoman asked for a motion to approve the minutes from the meeting held on March 24, 2022.

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

Moved: Mayor Richard Rigoglioso

Second: James Clark

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

Resolutions

- b) Resolution memorializing approval of 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.

Motion to memorialize Resolution PB-07-2022 authorizing a Study be conducted (41-42 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
Costantino Conte, 1st Alternate - Aye
Caty Polanco, 2nd Alternate – Abstain
Motion Approved.

New Business

2. Hearing on Resolution R-56-22 of the Garfield City Council introducing Ordinance #2915, Second Reading, for Bond Ordinance to authorize the undertaking of various improvements to Columbus Park in, by and for the City of Garfield, in the County of Bergen, State of New Jersey, to appropriate the sum of \$3,500,000 to pay the cost thereof, to appropriate State and County grants, to authorize the issuance of bonds to finance such appropriation notes in anticipation of the issuance of such bonds.

Mr. O'Brien explained that the proposed plan is for an amphitheater with a passive park and food trucks.

Mr. Clark asked if the Planning Board would have access to the plans prior to anything being done in order to review and approve them and make recommendations.

Mr. O'Brien stated that would be part of the process.

Planning Board comments: recommendation is that the Planning Board be apprised of the Green Acres process as the project proceeds.

3. Hearing on Resolution R-57-22 of the Garfield City Council introducing Ordinance #2916, Second Reading, for Bond Ordinance to authorize the undertaking of stormwater drainage improvements at various locations in, by and for the City of Garfield, in the County of Bergen, State of New Jersey, to appropriate the sum of \$200,000 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.

Planning Board comments: Make sure to coordinate with Boswell Engineering, the engineer assigned to the high school project.

4. Hearing on Resolution R-58-22 of the Garfield City Council introducing Ordinance #2917, Second Reading, for Bond Ordinance to authorize the undertaking of neighborhood preservation program improvements along the Passaic Street corridor (Phase II) in, by and for the City of Garfield, in the County of Bergen, State of New Jersey, to appropriate the sum of \$170,000 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 Planning Board has no comments regarding this resolution.

The Chairwoman asked for a motion to close the meeting.

Motion to close meeting.

Moved: Mayor Richard Rigoglioso
Second: Caty Polanco

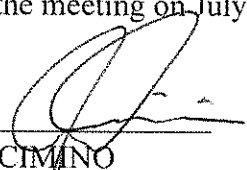
Mayor Richard Rigoglioso – Aye
Chairwoman, Lou Ann Visotcky – Aye
Vice Chairman, Michael Wisnovsky – Aye
James Clark – Aye
Costantino Conte, 1st Alternate - Aye
Caty Polanco, 2nd Alternate - Aye

Motion Approved.

Respectfully submitted,


Alyssa A. Cimino
Planning Board Secretary

Approved at the meeting on July 28, 2022.



ALYSSA A. CIMINO
Planning Board Secretary