

PLANNING BOARD, CITY OF GARFIELD
MINUTES OF THE WORK SESSION
Conducted on July 28, 2022

The work session was called to order by Chairwoman Visotcky at 6:46 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
Dan Golabek
Costantino Conte, 1st Alternate
Caty Polanco, 2nd Alternate

Absent:

Mayor Richard Rigoglioso
Councilman, Romi Herrera
James Clark
Michael Garcia
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
Susan Bischoff, Certified Court Reporter

The Chairwoman asked if there were any bills or correspondence.

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

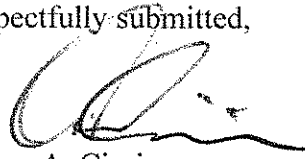
The Chairwoman asked for a motion to close the Work Session.

Motion to close the Work Session.

Moved: Vice Chairman Michael Wisnovsky
Second: Caty Polanco, 2nd Alternate

Chairwoman Lou Ann Visotcky - Aye
Vice Chairman, Michael Wisnovsky – Aye
Gracie Williams – Aye
Dan Golabek - Aye
Constantino Conte, 1st Alternate - Aye
Caty Polanco, 2nd Alternate - Aye
Motion Approved.

Respectfully submitted,



Alyssa A. Cimino
Planning Board Secretary

Approved at the meeting on August 25, 2022.



ALYSSA A. CIMINO
Planning Board Secretary

PLANNING BOARD, CITY OF GARFIELD
MINUTES OF THE REGULAR MEETING
Conducted on July 28, 2022

The Regular Meeting was called to order by Chairwoman Visotcky at 7:09 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
Gracie Williams
Dan Golabek
Costantino Conte, 1st Alternate
Caty Polanco, 2nd Alternate

Absent:

Councilman, Romi Herrera
James Clark
Michael Garcia
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
Francis Reiner, DMR Architects
Susan Bischoff, 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.

The Chairwoman asked for a motion to approve the Work Session and Regular meeting minutes from the meeting held on June 23, 2022.

Motion to approve the Minutes of the Meeting held on June 23, 2022.

Moved: Mayor Richard Rigoglioso
Second: Chairwoman Lou Ann Visotcky

Mayor Richard Rigoglioso – Aye
Chairwoman, Lou Ann Visotcky - Aye
Vice Chairman, Michael Wisnovsky – Aye
Gracie Williams – Aye
Dan Golabek - Aye
Costantino Conte, 1st Alternate - Aye
Caty Polanco, 2nd Alternate – Aye
Motion Approved.

New Business

1. Hearing on application for Minor Subdivision Approval and Minor Site Plan Approval regarding Block 170.01, Lot 26 as shown on the Official Tax Map of the City of Garfield, more commonly known as 370-376 Semel Avenue.

Gary Zalarick, Esq. representing the applicant, requested that this application be carried to the August 25, 2022 meeting.

2. Hearing on whether to adopt the Redevelopment Plan prepared by Gregory Associates, LLC, entitled Champions Crossing Redevelopment Plan dated July, 2022 for property known as Block 24.01, Lots 5.01, 8 & 10 as shown on the Official Tax Map of the City of Garfield, more commonly known as 67-69, 73 & 77 Passaic Street, Garfield, NJ.

Alex Matovski, the developer, requested that this application be carried to the August 25, 2022 meeting.

3. Hearing on whether to adopt the amended Redevelopment Plan prepared by Francis Reiner of DMR Architects entitled 933-975 River Drive Redevelopment Plan dated July, 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.

Francis Reiner, Planner – sworn. Mr. Reiner testified that a previous Redevelopment Plan for this property was presented to the Planning Board. The Board had a number of comments and concerns regarding the previous Plan. He worked with the developer and the City to update and revise the plan to address those concerns, which was then adopted by the City Council. This revised Plan will be specifically for residential use.

The concept Plans are to develop residential units over parking. There will be permitted accessory uses consisting of a lobby, sales office, management office, conference center, meeting room and business center would only be for tenants. Recreational facilities such as a pool and a courtyard, pet boarding, as well as lockers, storage and co-working spaces would only be for tenants.

The minimum dwelling sizes would be 500 sq. ft. for a studio, 600 sq. ft. for a one-bedroom and 750 sq. ft. for a two-bedroom. The front yard set-back would be 0 ft. The side yard would be 10 ft. and the rear yard would be 0 ft. The maximum number of units for this Plan would be 71. The maximum number of stories would be six stories and building height of 85 ft. An elevator is included in the Plan. A traffic study would be required as well as a generator, electric vehicle charging stations. An automated parking system is also being proposed.

The Chairwoman asked if there will be a sidewalk considering that the front yard set-back is 0 ft.

Mr. Reiner testified that there will be a sidewalk. The 0 ft. set-back is from the public right of way which includes the sidewalk.

The Chairwoman asked if the building will be six stories.

Mr. Reiner testified that up to six stories is permitted.

The Chairwoman asked how long is the building.

Mr. Reiner testified that it would be approximately 270 ft.

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

Motion to open the meeting to the public.

Moved: Gracie Williams

Second: Vice Chairman Michael Wisnovsky

Mayor Richard Rigoglioso – Aye

Chairwoman, Lou Ann Visotcky - Aye

Vice Chairman, Michael Wisnovsky – Aye

Gracie Williams – Aye

Dan Golabek - Aye

Costantino Conte, 1st Alternate - Aye

Caty Polanco, 2nd Alternate – Aye

Motion Approved.

The Chairwoman asked if anyone from the public wanted to come forward regarding this application.

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: Dan Golabek

Second: Mayor Richard Rigoglioso

Mayor Richard Rigoglioso – Aye

Chairwoman, Lou Ann Visotcky - Aye

Vice Chairman, Michael Wisnovsky – Aye

Gracie Williams – Aye

Dan Golabek - Aye

Costantino Conte, 1st Alternate - Aye

Caty Polanco, 2nd Alternate – Aye

Motion Approved.

The Chairwoman asked for a motion to adopt the Redevelopment Plan for 933-975 River Drive that will be consistent with the City of Garfield's Master Plan.

Motion to approve Redevelopment Plan (933-975 River Dr.)

Moved: Mayor Richard Rigoglioso
Second: Dan Golabek

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

Motion Approved.

4. Hearing on whether to adopt the Redevelopment Plan prepared by Francis Reiner of DMR Architects entitled 69 Hepworth Place Redevelopment Plan dated July, 2022 for property known as Block 34.02, Lot 28 as shown on the Official Tax Map of the City of Garfield, more commonly known as 69 Hepworth Place, Garfield, NJ.

Francis Reiner, Planner – sworn. The proposed Plan will be specifically for residential use. The property is located within walking distance to the train station and is consistent with the City of Garfield’s Master Plan. The concept Plans are to develop residential units over parking. Minimum dwelling unit sizes would be 500 sq. ft. for a studio, 600 sq. ft. for a one-bedroom and 750 sq. ft. for a two-bedroom. The front yard set-back would be 0 ft. The side yard set-back would be 3 ft. The rear yard set-back would be 5 ft. at the ground level and 3 ft. at the residential level. The maximum number of units permitted would be 93 and the maximum number of stories would be six. An elevator is included in the Plan. A traffic study would be required as well as a generator, electric vehicle charging stations. An automated parking system is also being proposed.

Mr. Juzmeski asked if 3-bedroom units will be permitted.

Mr. Reiner testified that it is not identified in the report so his position is that it is not permitted.

Mr. Juzmeski asked if the automated parking system is a staff system or the carousel style system.

Mr. Reiner testified that there is a provision in the Plan that if they use an automated system you have to be able to access a car freely without having to move any other car.

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

Motion to open the meeting to the public.

Moved: Gracie Williams
Second: Costantino Conte, 1st Alternate

Mayor Richard Rigoglioso – Aye
Chairwoman, Lou Ann Visotcky - Aye
Vice Chairman, Michael Wisnovsky – Aye
Gracie Williams – Aye
Dan Golabek - Aye
Costantino Conte, 1st Alternate - Aye
Caty Polanco, 2nd Alternate – Aye
Motion Approved.

The Chairwoman asked if anyone from the public wanted to come forward regarding this application.

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: Mayor Richard Rigoglioso
Second: Vice Chairman Michael Wisnovsky

Mayor Richard Rigoglioso – Aye
Chairwoman, Lou Ann Visotcky - Aye
Vice Chairman, Michael Wisnovsky – Aye
Gracie Williams – Aye
Dan Golabek - Aye
Costantino Conte, 1st Alternate - Aye
Caty Polanco, 2nd Alternate – Aye
Motion Approved.

The Chairwoman asked for a motion to adopt the Redevelopment Plan for 69 Hepworth Place that will be consistent with the City of Garfield’s Master Plan.

Motion to approve Redevelopment Plan (69 Hepworth PL.)

Moved: Mayor Richard Rigoglioso
Second: Gracie Williams

Mayor Richard Rigoglioso – Aye
Chairwoman, Lou Ann Visotcky - Aye
Vice Chairman, Michael Wisnovsky – Aye
Gracie Williams – Aye
Dan Golabek - Aye
Costantino Conte, 1st Alternate - Aye
Caty Polanco, 2nd Alternate – Aye
Motion Approved.

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

Motion to open the meeting to the public.

Moved: Mayor Richard Rigoglioso
Second: Dan Golabek

Mayor Richard Rigoglioso – Aye
Chairwoman, Lou Ann Visotcky - Aye
Vice Chairman, Michael Wisnovsky – Aye
Gracie Williams – Aye
Dan Golabek - Aye
Costantino Conte, 1st Alternate - Aye
Caty Polanco, 2nd Alternate – Aye
Motion Approved.

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

Bill Polcari from the public asked why he received a notice regarding property located at 342 Midland Ave. that was being considered for redevelopment by the City.

Mayor Rigoglioso stated that he received a notice because everyone within 200 ft. has to be notified.

Mr. Reiner stated that 342 & 350 Midland Ave. were originally included in the City Council resolution, as well as 337 & 351 Midland Ave., to be considered as an area in need of redevelopment. However, the report that was submitted to the City Council indicated that 342 & 350 Midland did not meet the criteria for redevelopment and will be taken out moving forward.

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

Motion to close the public session.

Moved: Gracie Williams
Second: Mayor Richard Rigoglioso

Mayor Richard Rigoglioso – Aye
Chairwoman, Lou Ann Visotcky - Aye
Vice Chairman, Michael Wisnovsky – Aye
Gracie Williams – Aye
Dan Golabek - Aye
Costantino Conte, 1st Alternate - Aye
Caty Polanco, 2nd Alternate – Aye
Motion Approved.

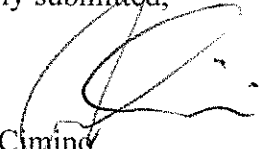
The Chairwoman asked for a motion to close the meeting.

Motion to close meeting.

Moved: Dan Golabek
Second: Mayor Richard Rigoglioso

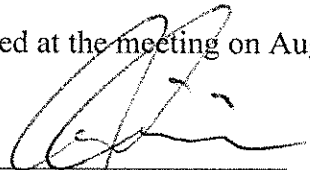
Mayor Richard Rigoglioso – Aye
Chairwoman, Lou Ann Visotcky – Aye
Vice Chairman, Michael Wisnovsky – Aye
Gracie Williams – Aye
Costantino Conte, 1st Alternate - Aye
Caty Polanco, 2nd Alternate - Aye
Motion Approved.

Respectfully submitted,



Alyssa A. Cimino
Planning Board Secretary

Approved at the meeting on August 25, 2022.



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