

PLANNING BOARD, CITY OF GARFIELD
MINUTES OF THE REGULAR MEETING
Conducted on September 29, 2022

The Regular Meeting was called to order by Chairwoman Visotcky at 7:16 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
Gracie Williams
Dan Golabek

Absent:

Vice Chairman, Michael Wisnovsky
James Clark
Michael Garcia
Peter Santacroce
Costantino Conte, 1st Alternate
Caty Polanco, 2nd Alternate

Others present were:

Alyssa A. Cimino, Esq., Attorney/Secretary of the Planning Board
Kevin Boyer, Planning Board Engineer
Lyndsay Knight, Planning Board Planner
Francis Reiner, 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 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.

The Chairwoman stated that this application will be carried to the next meeting.

2. Hearing on Application for Amended Preliminary and Final Site Plan Approval and Minor Subdivision Approval regarding Block 50.01, Lot 1, commonly known as 290 River Drive, Garfield (Kalama Site).

The Chairwoman stated that this application will be carried to the next meeting.

3. Hearing on Application for Preliminary and Final Site Plan Approval regarding Block 140, Lots 91.01 & 100.01, commonly known as 933-975 River Drive, Garfield.

The Chairwoman stated that this application will be carried to the next meeting.

4. Hearing on whether to adopt the Study conducted by DMR Architects examining 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.

Francis Reiner, Planner – sworn. Mr. Reiner testified that the property meets statutory criteria (a), (b) and (d). Criteria (a) is when the buildings are substandard, unsafe, unsanitary and lacking in light, air or space, resulting in unwholesome living or working conditions. Criteria (b) is the discontinuance of use of a building or buildings for at least two consecutive years or being in great disrepair. Criteria (d) is when areas with buildings or improvements are dilapidated, obsolete, or are of faulty arrangement or design and are detrimental to the safety, health or welfare of the community. Mr. Reiner testified that the property consists of 8 buildings. The buildings are a combination of warehouses, manufacturing buildings and a small office. There are a number of vacant buildings on the property that are in a state of disrepair. The warehouses have holes in the roofs as well as light wells with missing glass that expose the interior to the elements. The exterior of the property is also in disrepair. Other than a small office occupied by a few employees, the facility is inactive.

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

Motion to open the meeting to the public.

Moved: Dan Golabek
Second: Gracie Williams

Mayor Richard Rigoglioso – Aye
Councilman Romi Herrera - Aye
Chairwoman, Lou Ann Visotcky - Aye
Gracie Williams – Aye
Dan Golabek - 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: Gracie Williams
Second: Councilman Romi Herrera

Mayor Richard Rigoglioso – Aye
Councilman Romi Herrera - Aye
Chairwoman, Lou Ann Visotcky - Aye
Gracie Williams – Aye
Dan Golabek - Aye
Motion Approved.

The Chairwoman asked for a motion to adopt the Study by DMR Architects regarding 41-42 Hepworth Place.

Motion to adopt Study by DMR Architects (41-42 Hepworth Pl.).

Moved: Mayor Richard Rigoglioso
Second: Gracie Williams

Mayor Richard Rigoglioso – Aye
Councilman Romi Herrera - Aye
Chairwoman, Lou Ann Visotcky - Aye
Gracie Williams – Aye
Dan Golabek - Aye
Motion Approved.

5. Hearing on an Ordinance repealing and replacing Part II, General Legislation, Chapter 100, Cannabis of the revised general ordinances of the City of Garfield.

The Planning Board has no comments or recommendations regarding this ordinance.

6. Hearing on a Bond Ordinance to authorize the undertaking of the River Drive roadway, bikeway and park improvement project (Phase II) in, by and for the City of Garfield, in the County of Bergen, State of New Jersey, to appropriate a State Grant and a contribution from the County of Bergen, 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 or recommendations regarding this ordinance.

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

Motion to open the meeting to the public.

Moved: Councilman Romi Herrera
Second: Gracie Williams

Mayor Richard Rigoglioso – Aye
Councilman Romi Herrera - Aye
Chairwoman, Lou Ann Visotcky - Aye
Gracie Williams – 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: Gracie Williams
Second: Councilman Romi Herrera

Mayor Richard Rigoglioso – Aye
Councilman Romi Herrera - Aye
Chairwoman, Lou Ann Visotcky - Aye
Gracie Williams – Aye
Dan Golabek - Aye
Motion Approved.

The Chairwoman asked for a motion to close the meeting.

Motion to close meeting.

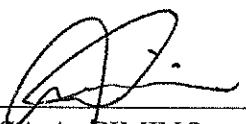
Moved: Gracie Williams
Second: Councilman Romi Herrera

Mayor Richard Rigoglioso – Aye
Councilman Romi Herrera - Aye
Chairwoman, Lou Ann Visotcky – Aye
Gracie Williams – Aye
Dan Golabek - Aye
Motion Approved.

Respectfully submitted,


Alyssa A. Cimino
Planning Board Secretary

Approved at the meeting on October 27, 2022.



ALYSSA A. CIMINO
Planning Board Secretary