

**PLANNING BOARD, CITY OF GARFIELD**  
**MINUTES OF THE REGULAR MEETING**  
**Conducted on October 27, 2022**

The Regular Meeting was called to order by Chairwoman Visotcky at 7:04 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  
Vice Chairman, Michael Wisnovsky  
Gracie Williams  
James Clark  
Michael Garcia  
Costantino Conte, 1<sup>st</sup> Alternate  
Caty Polanco, 2<sup>nd</sup> Alternate

Absent:

Dan Golabek  
Peter Santacroce

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  
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.

**Resolutions**

- a. Resolution memorializing approval 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.

**Motion to memorialize Resolution PB-15-2022 adopting the Study (41-42 Hepworth Pl.).**

Moved: Gracie Williams  
Second: Vice Chairman Michael Wisnovsky

Mayor Richard Rigoglioso – Aye  
Councilman Romi Herrera - Aye  
Chairwoman, Lou Ann Visotcky – Aye  
Vice Chairman Michael Wisnovsky - Aye  
Gracie Williams – Aye  
James Clark – Aye  
Michael Garcia - Aye  
Costantino Conte, 1<sup>st</sup> Alternate – Aye  
Caty Polanco, 2<sup>nd</sup> Alternate - Aye  
**Motion Approved.**

The Chairwoman asked for a motion to approve the Regular meeting minutes from the meeting held on September 29, 2022.

**Motion to approve the Minutes of the Meeting held on September 29, 2022.**

Moved: Mayor Richard Rigoglioso  
Second: Councilman Romi Herrera

Mayor Richard Rigoglioso – Aye  
Councilman Romi Herrera - Aye  
Chairwoman, Lou Ann Visotcky – Aye  
Vice Chairman Michael Wisnovsky - Abstain  
Gracie Williams – Aye  
James Clark – Abstain  
Michael Garcia - Abstain  
Costantino Conte, 1<sup>st</sup> Alternate – Abstain  
Caty Polanco, 2<sup>nd</sup> Alternate - Abstain  
**Motion Approved.**

The Chairwoman asked for a motion to approve the meeting minutes from the Special meeting held via Zoon conference on October 17, 2022.

**Motion to approve the Minutes of the Special Meeting held on October 17, 2022.**

Moved: Michael Garcia  
Second: Gracie Williams

Mayor Richard Rigoglioso – Aye  
Councilman Romi Herrera - Aye  
Chairwoman, Lou Ann Visotcky – Aye  
Vice Chairman Michael Wisnovsky - Aye  
Gracie Williams – Aye  
James Clark – Aye  
Michael Garcia - Aye  
Costantino Conte, 1<sup>st</sup> Alternate – Aye  
Caty Polanco, 2<sup>nd</sup> Alternate - Aye  
**Motion Approved.**

The Chairwoman asked if there were any bills or correspondence.

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

### **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. appeared on behalf of the applicant.

Thomas G. Stearns, III, Civil Engineer and Surveyor – sworn. Mr. Stearns testified that the total square footage of this property is 13,964 sq. ft. The 2-family residential dwelling that had been on the property has been demolished. The property is in a R-2 zone. The proposal is to subdivide the lot into 3 lots. The proposed improvements include construction of three 2-family, 2 story dwellings. Mr. Stearns testified that seepage pits will be constructed in the driveway of each dwelling. Four off-street parking spaces will be provided.

Mr. Boyer asked Mr. Stearns to address the seepage pits and the retaining wall in the rear.

Mr. Stearns testified that they will comply with the recommendations in the engineer's report dated July 28, 2022.

Ms. Knight asked for information regarding the fence that is proposed along the border.

Mr. Stearns testified that a solid fence is proposed along the border that will be either a PVC or a wooden board on board fence to provide privacy for the site.

Mayor Rigoglioso asked what the square footage of each unit.

Mr. Stearns testified that the square footage is 1,476 sq. ft.

Mayor Rigoglioso asked what is the size of each lot.

Mr. Stearns testified that each lot is approximately 48' x 97'.

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

**Motion to open the meeting to the public.**

Moved: Gracie Williams  
Second: Councilman Romi Herrera

Mayor Richard Rigoglioso – Aye  
Councilman Romi Herrera - Aye  
Chairwoman, Lou Ann Visotcky – Aye  
Vice Chairman Michael Wisnovsky - Aye  
Gracie Williams – Aye  
James Clark – Aye  
Michael Garcia – Aye  
Costantino Conte, 1<sup>st</sup> Alternate – Aye  
Caty Polanco, 2<sup>nd</sup> 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: Michael Garcia  
Second: James Clark

Mayor Richard Rigoglioso – Aye  
Councilman Romi Herrera - Aye  
Chairwoman, Lou Ann Visotcky – Aye  
Vice Chairman Michael Wisnovsky - Aye  
Gracie Williams – Aye  
James Clark – Aye  
Michael Garcia – Aye  
Costantino Conte, 1<sup>st</sup> Alternate – Aye  
Caty Polanco, 2<sup>nd</sup> Alternate - Aye  
**Motion Approved.**

The Chairwoman asked for a motion to approve the application for Minor Subdivision Approval and Minor Site Plan Approval regarding 370-376 Semel Ave. with stipulations from the Planning Board Planner and Engineer.

**Motion to approve application for Minor Subdivision Approval and Minor Site Plan Approval (370-376 Semel Ave.).**

Moved: Mayor Richard Rigoglioso  
Second: Councilman Romi Herrera

Mayor Richard Rigoglioso – Aye  
Councilman Romi Herrera - Aye  
Chairwoman, Lou Ann Visotcky – Aye  
Vice Chairman Michael Wisnovsky - Aye  
Gracie Williams – Aye  
James Clark – Aye  
Michael Garcia – Aye  
Costantino Conte, 1<sup>st</sup> Alternate – Aye  
Caty Polanco, 2<sup>nd</sup> Alternate - Aye  
**Motion Approved.**

2. 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. Jason Tuvel, Esq. appeared on behalf of the applicant.

Arthur Kuyan, Civil Engineer – sworn. Mr. Kuyan testified that the existing site contains a vacant drive-through bank with three drive-through lanes and a parking lot. Currently the site has four points of access, 1 ingress only driveway and 3 egress only driveways. The plan proposes access via one ingress only driveway at the intersection of River Dr. and Cottage Pl. and one egress only driveway at the intersection of River Dr. and Lanza Ave. There will be a total of 106 parking spaces which includes 5 ADA accessible spaces and 16 EV “make-ready” spaces. 88 of the parking spaces will be automated stack parking spaces. Under the proposed plan, the existing structure would be demolished and a 5-story residential building consisting of 71 dwelling units would be constructed. Mr. Kuyan testified that the plan proposes a green roof system on approximately 60% of the roof surface. This would consist of either low-lying plants or medium-lying plants on top of soil which will store the water as the rain falls, and then discharge into the storm water system. It provides an intermediate step before discharging into the storm water system.

Mayor Rigoglioso asked about the maintenance of a green roof.

Mr. Kuyan testified that they are inspected about 4 times annually.

Mr. Garcia asked if access to the site by the Fire Dept. with aerial ladders was considered due to overhead wires.

Mr. Kuyan testified that they have not received any comments from the Fire Dept.

Ms. Knight asked if utilities could be converted to underground.

Mr. Kuyan testified that it does not seem to be any overhead wires along the front of the property.

Chris Pereria, architect – sworn. Mr. Pereria testified that the ground floor will include the lobby, mail room, garbage room with a compactor and parking. The generator is also on the ground floor. Part of the first floor is residential and the side of the building facing River Dr. houses the stack parking. The upper levels of the stack parking share this floor with the residential units. The next 3 floors are typical residential units. There are a total of 71 units. There are 4 studio units, 35 one-bedroom units and 32 two-bedroom units. Mr. Pereria testified that the parking system is semi-automated. There is no parking attendant. Residents are assigned a spot/bay. The resident activates the gate with a fob or an app. on their phone. The

gate opens, the resident pulls into the bay, they get out of the car and scan the fob or use the app. to let the system know that they exited the car. The gate closes and it takes the car to where it is stored.

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

**Motion to open the meeting to the public.**

Moved: Councilman Romi Herrera  
Second: Costantino Conte, 1<sup>st</sup> Alternate

Mayor Richard Rigoglioso – Aye  
Councilman Romi Herrera - Aye  
Chairwoman, Lou Ann Visotcky – Aye  
Vice Chairman Michael Wisnovsky - Aye  
Gracie Williams – Aye  
James Clark – Aye  
Michael Garcia – Aye  
Costantino Conte, 1<sup>st</sup> Alternate – Aye  
Caty Polanco, 2<sup>nd</sup> Alternate - Aye

**Motion Approved.**

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

Dolores Capizzi from the public has concerns regarding having only one way in and one way out of the complex. Also has concerns about the two-bedroom units putting more children into the public school system.

Mayor Rigoglioso stated that these types of buildings do not attract people with children.

Ms. Capizzi asked what the square footage is of the units.

Mr. Pereria testified that the two-bedroom units range from 800-980 sq. ft. One-bedroom units are approximately 650 sq. ft. The studio units are approximately 500 sq. ft.

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

The Chairwoman stated that no one else from the public came forward.

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

**Motion to close the public session.**

Moved: James Clark  
Second: Vice Chairman Michael Wisnovsky

Mayor Richard Rigoglioso – Aye  
Councilman Romi Herrera - Aye  
Chairwoman, Lou Ann Visotcky – Aye  
Vice Chairman Michael Wisnovsky - Aye  
Gracie Williams – Aye  
James Clark – Aye  
Michael Garcia – Aye  
Costantino Conte, 1<sup>st</sup> Alternate – Aye  
Caty Polanco, 2<sup>nd</sup> Alternate - Aye  
**Motion Approved.**

The Chairwoman asked for a motion to approve the application for Preliminary and Final Site Plan Approval regarding 933-975 River Dr. and will comply with all recommendations from the Planning Board Planner and Engineer.

**Motion to approve application for Preliminary and Final Site Plan Approval (933-975 River Dr.).**

Moved: Mayor Richard Rigoglioso  
Second: Gracie Williams

Mayor Richard Rigoglioso – Aye  
Councilman Romi Herrera - Aye  
Chairwoman, Lou Ann Visotcky – Aye  
Vice Chairman Michael Wisnovsky - Aye  
Gracie Williams – Aye  
James Clark – Aye  
Michael Garcia – Aye  
Costantino Conte, 1<sup>st</sup> Alternate – Aye  
Caty Polanco, 2<sup>nd</sup> Alternate - Aye  
**Motion Approved.**

3. Hearing on Application for Preliminary and Final Major Site Plan Approval regarding Block 34.02, Lot 28, commonly known as 69 Hepworth Place, Garfield. Jason Tuvel, Esq. appeared on behalf of the applicant.

Anthony Facchino, Civil Engineer – sworn. Mr. Facchino testified that the proposal is for a 6-story multi-family building. The building will consist of 92 units and 1 manager’s unit. The main entrance will be located along Atlantic Ave. The proposed parking lot will be located on the ground level with a total of 141 parking spaces. 136 spaces will be automated parking spaces, 5 standard parking spaces will be handicap spaces. There will be 3 garage entrances on Hepworth Pl. which will be two-way entrances/exits. Mr. Facchino testified that they will be working with the utility companies to minimize the amount of overhead wires.

Chris Pereria, architect – sworn. Mr. Pereria testified that the ground floor will include the lobby, mail room, trash room with a compactor, and trash room for storage and recycling. The other 5 stories will be residential units. 65 units will be one-bedroom and 28 units will be two-bedroom units. The one-bedroom units are 630 to 675 sq. ft. and the two-bedroom units are 950 to 980 sq. ft. The roof will not be a green roof. It will be a white roof with solar panels. There will be a generator on the roof to supply the elevators, emergency lights, and parking system in the event of a power outage. Mr. Pereria testified that the parking system is semi-automated.

There is no parking attendant. Residents are assigned a spot/bay. The resident activates the gate with a fob or an app. on their phone. The gate opens, the resident pulls into the bay, they get out of the car and scan the fob or use the app. to let the system know you exited the car. The gate closes and it takes your car to where it is stored.

The Chairwoman asked what kind of outside lighting and security.

Mr. Pereria testified that there are several security cameras outside and inside the building. Residents have access to all the cameras through the app. on their phones. There will be building accent lighting all around the building.

Craig Peregoy, Traffic Engineer – sworn. Mr. Peregoy testified that a traffic impact analysis was conducted for this site. A traffic analysis was done during the weekday morning and evening rush hour time periods which would be the busiest time. The traffic impact analysis was studied and it was determined that traffic generated by the addition of this building does not have a negative impact on traffic.

Brigette Bogart, Planner – sworn. Ms. Bogart testified that the Redevelopment Plan states that a multi-family residential building is a permitted use. The proposed Plan is consistent with the Master Plan of the City of Garfield. The Master Plan promotes the continued maintenance and rehabilitation of the City's housing stock.

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

**Motion to open the meeting to the public.**

Moved: Councilman Romi Herrera  
Second: Costantino Conte, 1<sup>st</sup> Alternate

Mayor Richard Rigoglioso – Aye  
Councilman Romi Herrera - Aye  
Chairwoman, Lou Ann Visotcky – Aye  
Vice Chairman Michael Wisnovsky - Aye  
Gracie Williams – Aye  
James Clark – Aye  
Michael Garcia – Aye  
Costantino Conte, 1<sup>st</sup> Alternate – Aye  
Caty Polanco, 2<sup>nd</sup> Alternate - Aye  
**Motion Approved.**

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

Dolores Capizzi from the public stated that the site is prone to flooding. Ms. Capizzi stated that the Courtyard is a nice idea, however, there is always the smell of garbage. Ms. Capizzi stated that she is disappointed that there will not be a green roof since it would help with pollution from garbage trucks, the train, emissions from other delivery trucks and exhaust from fire trucks.

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

The Chairwoman stated that no one else from the public came forward.

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

**Motion to close the public session.**

Moved: Councilman Romi Herrera  
Second: Gracie Williams

Mayor Richard Rigoglioso – Aye  
Councilman Romi Herrera - Aye  
Chairwoman, Lou Ann Visotcky – Aye  
Vice Chairman Michael Wisnovsky - Aye  
Gracie Williams – Aye  
James Clark – Aye  
Michael Garcia – Aye  
Costantino Conte, 1<sup>st</sup> Alternate – Aye  
Caty Polanco, 2<sup>nd</sup> Alternate - Aye  
**Motion Approved.**

The Chairwoman asked for a motion to approve the application for Preliminary and Final Major Site Plan Approval regarding 69 Hepworth Pl. and will comply with all recommendations from the Planning Board Planner and Engineer.

**Motion to approve application for Preliminary and Final Major Site Plan Approval (69 Hepworth Pl.).**

Moved: Mayor Richard Rigoglioso  
Second: Councilman Romi Herrera

Mayor Richard Rigoglioso – Aye  
Councilman Romi Herrera - Aye  
Chairwoman, Lou Ann Visotcky – Aye  
Vice Chairman Michael Wisnovsky - Aye  
Gracie Williams – Aye  
James Clark – Aye  
Michael Garcia – Aye  
Costantino Conte, 1<sup>st</sup> Alternate – Aye  
Caty Polanco, 2<sup>nd</sup> Alternate - Aye  
**Motion Approved.**

The Chairwoman asked for a motion to close the meeting.

**Motion to close meeting.**

Moved: Mayor Richard Rigoglioso  
Second: Gracie Williams

Mayor Richard Rigoglioso – Aye  
Councilman Romi Herrera - Aye  
Chairwoman, Lou Ann Visotcky – Aye  
Vice Chairman, Michael Wisnovsky - Aye  
Gracie Williams – Aye  
James Clark - Aye  
Michael Garcia – Aye  
Costantino Conte, 1<sup>st</sup> Alternate – Aye  
Caty Polanco, 2<sup>nd</sup> Alternate - Aye

**Motion Approved.**

Respectfully submitted,



Alyssa A. Cimino  
Planning Board Secretary

Approved at the meeting on December 15, 2022.



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ALYSSA A. CIMINO  
Planning Board Secretary