

**PLANNING BOARD, CITY OF GARFIELD**  
**MINUTES OF THE REGULAR MEETING**  
**Conducted on January 26, 2023**

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  
James Clark  
Dan Golabek  
Costantino Conte, 1<sup>st</sup> Alternate  
Caty Polanco, 2<sup>nd</sup> Alternate

Absent:

Michael Garcia  
Gracie Williams (resigned from the Board as of 1/26/2023)

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: December 22, 2022 Council Chambers, City Hall Commencing at 7:00 p.m.

**Resolutions**

NONE.

The Chairwoman stated that the first order of business for 2023 is the reorganization of the Planning Board. The Chairwoman requested a motion to appoint a Chairperson for the Planning Board.

**Motion to appoint Lou Ann Visotcky as Planning Board Chairwoman.**

Moved: James Clark

Second: Councilman Romi Herrera

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

The Chairwoman requested a motion to appoint a Vice Chairperson for the Planning Board.

**Motion to appoint Michael Wisnovsky as Vice Chairman of the Planning Board.**

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  
James Clark – Aye  
Dan Golabek - Aye  
Costantino Conte, 1<sup>st</sup> Alternate – Aye  
Caty Polanco, 2<sup>nd</sup> Alternate - Aye  
**Motion Approved.**

The Chairwoman requested a motion to appoint an Attorney/Secretary for the Planning Board.

**Motion to appoint Alyssa Cimino as Planning Board Attorney/Secretary.**

Moved: Councilman Romi Herrera  
Second: Mayor Richard Rigoglioso

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

The Chairwoman requested a motion to appoint a Planning Board Engineer.

**Motion to appoint Boswell Engineering as Planning Board Engineer.**

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  
James Clark – Aye  
Dan Golabek - Aye  
Costantino Conte, 1<sup>st</sup> Alternate – Aye  
Caty Polanco, 2<sup>nd</sup> Alternate - Aye  
**Motion Approved.**

The Chairwoman requested a motion to appoint the Planning Board Special Projects Engineer.

**Motion to appoint Colliers Engineering as Planning Board Special Projects Engineer.**

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  
James Clark – Aye  
Dan Golabek - Aye  
Costantino Conte, 1<sup>st</sup> Alternate – Aye  
Caty Polanco, 2<sup>nd</sup> Alternate - Aye  
**Motion Approved.**

The Chairwoman requested a motion to appoint the Planning Board Planner.

**Motion to appoint Neglia Engineering Associates as the Planning Board Planner.**

Moved: Mayor Richard Rigoglioso  
Second: Caty Polanco, 2<sup>nd</sup> Alternate

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

The Chairwoman requested a motion to appoint a Court Reporter for the Planning Board.

**Motion to appoint Beth Calderone as Planning Board Court Reporter.**

Moved: Councilman Romi Herrera  
Second: Mayor Richard Rigoglioso

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

**New Business**

1. Hearing on whether to adopt the Redevelopment Plan prepared by Francis Reiner of DMR Architects entitled 94-104 Passaic Street & 43 -45 Spencer Place Redevelopment Plan dated November, 2022 for property known as Block 14.02, Lots, 1, 4.01, 4.02, 9 & 10 as shown on the Official Tax Map of the City of Garfield, more commonly known as 94, 100 & 104 Passaic Street and 43 & 45 Spencer Place, Garfield.

Francis Reiner, Planner – sworn. Mr. Reiner testified that the redevelopment plan being proposed is residential as part of a mixed-use project. Minimum unit size permitted includes studios, one-bedroom and two-bedroom. Maximum number of units permitted is 132. The maximum number of stories is ten stories. The NJDEP standards for flood mitigation and stormwater management requires that the post construction project be an improvement on the present situation. A traffic study would be required as part of the site plan application. Generators will be required. Parking standards for this site will require 1.4 spaces per unit and commercial space requires 4 spaces per 1,000 sq. ft. The Plan proposes ground floor commercial retail space, a typical level of parking with an internal ramp. The proposed number of residential units consist of 18 studios, 84 one-bedrooms and 30 one-bedroom lofts.

Mayor Rigoglioso asked what the square footage is for the units.

Mr. Reiner testified that one-bedroom units square footage range from approximately 600-900 sq. ft.

Mr. Clark asked if they are considering a green roof for this property.

Mr. Reiner testified that it is not required but would be addressed when the site plan is submitted.

The Chairwoman asked if enough parking is being provided for this site.

Mr. Reiner testified that this plan will require 1.4 spaces per unit and provides sufficient parking for this site.

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

Moved: Vice Chairman Michael Wisnovsky

Second: Dan Golabek

Mayor Richard Rigoglioso - Aye  
Councilman Romi Herrera - Aye  
Chairwoman, Lou Ann Visotcky – Aye  
Vice Chairman Michael Wisnovsky - Aye  
James Clark – Aye  
Dan Golabek - 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: Dan Golabek  
Second: James Clark

Mayor Richard Rigoglioso - Aye  
Councilman Romi Herrera - Aye  
Chairwoman, Lou Ann Visotcky – Aye  
Vice Chairman Michael Wisnovsky - Aye  
James Clark – Aye  
Dan Golabek - 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 accept the Redevelopment Plan for 94, 100 & 104 Passaic Street and 43 & 45 Spencer Place.

**Motion to approve Redevelopment Plan (94, 100 & 104 Passaic St. and 43 & 45 Spencer 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  
James Clark – Aye  
Dan Golabek - Aye  
Costantino Conte, 1<sup>st</sup> Alternate - Aye  
Caty Polanco, 2<sup>nd</sup> Alternate – Aye  
**Motion Approved.**

2. Courtesy review of the Garfield Board of Education’s Athletic Complex Improvements Project. Prant Pohlman Esq. appeared on behalf of the applicant. Mr. Pohlman testified that this is a redevelopment project to improve existing fields, the area outside the field, including tennis courts, basketball courts, baseball and softball fields and the entire area.

Dr. Giovanni Cusmano, School Board Business Administrator. Dr. Cusmano stated that the idea is that the Athletic Complex will be available to the student athletes and the residents will be able to use the fields when they are not being used by the school. They have not been able to hold track meets at the High School because the track is not sanctioned by the Board for high school sports, the NJSIAA. The fields will be changed to artificial turf. There will be ample parking with ingress and egress on Palisade Ave. and Semel Ave.

Mayor Rigoglioso asked how many parking spaces for the faculty and student body.

Dr. Cusmano stated that it is proposed plan is for 147 spaces.

The Chairwoman asked about what type of security will there be on the fields.

Dr. Cusmano stated that there will be security cameras in place and there will be security when the school is open.

The Chairwoman asked if the stadium will be locked at night.

Dr. Cusmano stated that he was not sure about that because it would have to be open in order for residents to use the field.

The Chairwoman asked what time would the field close each day.

Dr. Cusmano stated that there could be a cut off of 10 or 11 p.m. or when it gets dark.

Robert Gross, Boswell Engineering, Project Manager and Lead Designer. Mr. Gross stated that stormwater drainage will be improved to reduce the peak runoff rates for the 2 year, 10 year and 100 year storm by 53%, 52% & 51%, respectively. The synthetic turf holds the rainwater in a stone basin beneath it and then slowly discharges the water back into the existing stormwater system.

The Chairwoman asked if they were aware that there used to be a lake where the tennis courts are and there is a high water table there.

Mr. Gross stated that they are building up the grade in the area so they do not anticipate concerns about the water table.

Mr. Golabek asked if the synthetic turf can be used in the winter.

Mr. Gross stated that it can be used in the winter.

Mr. Clark asked if the sound system will be upgraded.

Mr. Gross stated that currently a new sound system is not included in the current plans.

Dr. Cusmano stated that the sound system was upgraded a few years ago.

The Vice Chairman asked what the cost is to maintain the synthetic turf.

Mr. Gross stated that part of bid package includes a turf grooming machine.

The Chairwoman asked how long does the turf last.

Mr. Gross stated that depending on use, it should last 10+ years out of turf.

The Chairwoman asked what the cost is of this project.

Dr. Cusmano stated that the base bid project is \$6.9M and the turf is an additional \$1.7M and the lighting is an additional \$600. So approximately \$9.7M-9.8M project.

Mayor Rigoglioso asked how long it will take to complete the project.

Mr. Gross stated that there is a scheduled contract completion date of the end of August, 2023.

The Chairwoman asked how the project is being funded.

Dr. Cusmano stated that the School Board took an \$8M loan and the rest comes from Grants.

The Chairwoman asked if the Grants are in place or do they still have to apply for them.

Dr. Cusmano stated that they have Grants in place.

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

Moved: Dan Golabek

Second: Mayor Richard Rigoglioso

Mayor Richard Rigoglioso - Aye

Councilman Romi Herrera - Aye

Chairwoman, Lou Ann Visotcky – Aye

Vice Chairman Michael Wisnovsky - Aye

James Clark – Aye

Dan Golabek - 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: 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

James Clark – Aye

Dan Golabek - Aye

Costantino Conte, 1<sup>st</sup> Alternate – Aye

Caty Polanco, 2<sup>nd</sup> Alternate - Aye

**Motion Approved.**

3. Hearing on application for a Change of Use Permit regarding Block 57, Lot 41, commonly known as 115 Lincoln Place, Garfield. Dean Stamos, Esq. appeared on behalf of the applicant.

Michelle Difresco – sworn. Ms. Difresco testified that the applicant has owned the property since 1978. It has always been a 3-family dwelling. The Department of Community Affairs has conducted inspections every five years and the fire inspection has been done every year since 1978.

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

Moved: Dan Golabek

Second: Mayor Richard Rigoglioso

Mayor Richard Rigoglioso - Aye

Councilman Romi Herrera - Aye

Chairwoman, Lou Ann Visotcky – Aye

Vice Chairman Michael Wisnovsky - Aye

James Clark – Aye

Dan Golabek - 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: Vice Chairman Michael Wisnovsky  
Second: Councilman Romi Herrera

Mayor Richard Rigoglioso - Aye  
Councilman Romi Herrera - Aye  
Chairwoman, Lou Ann Visotcky – Aye  
Vice Chairman Michael Wisnovsky - Aye  
James Clark – Aye  
Dan Golabek - 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 Change of Use Permit for 115 Lincoln Place.

**Motion to approve Change of Use Permit (115 Lincoln Pl.)**

Moved: Councilman Romi Herrera  
Second: Caty Polanco, 2<sup>nd</sup> Alternate

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

4. 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). Danielle Federico, Esq. appeared on behalf of the applicant.

Arthur Kuyan, Engineer – sworn. Mr. Kuyan testified that the previous Plan had included rooftop parking on the proposed warehouse. Rooftop parking has been removed from the Plan and will be supplemented by the removal of the trailer parking and replaced it with 62 standard spaces. The loading docks for the warehouse have been increased to 20. One of the reasons for removing the trailer parking is to increase the drive aisle in between the self-storage building and flex space and the warehouse to ensure the circulation in between the two buildings is adequate for both the cars and trucks using the site.

Yogesh Mistry, Architect – sworn. Mr. Mistry testified that in the amended plan the warehouse building shifted toward Cambridge Ave. and the overall square footage increased 2,953 sq. ft. A

significant change was removing the rooftop parking which reduced the warehouse building height from 70 ft. to 54 ft. The office area in the warehouse decreased from 7,000 sq. ft. to 3,000 sq. ft. The self-storage building footprint decreased from 168,670 sq. ft. to 168,130 sq. ft. The amended Plan also reduced 3,000 sq. ft. of flex industrial space and allocated it to retail, so the retail space increased from 4,000 sq. ft. to 7,000 sq. ft.

John McDonough, Planner – sworn. Mr. McDonough testified that the amended Plan remains substantially in conformance with the County Redevelopment Plan. All of the uses in the Plan are permitted uses. The applicant is seeking relief for 1) changing the setback from Cambridge Ave. previously approved at 10 ft. to 0ft; 2) the tandem parking arrangement of the 62 parking spaces which will now be used by employees so it will be self-managed and easily controlled.

The Chairwoman asked if the residents street parking would be affected by this project.

Craig Ryno – sworn. Mr. Ryno testified that he spoke to the residents after the last meeting and assured them that this application would have no affect on the street parking.

**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  
James Clark – Aye  
Dan Golabek - 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: Councilman Romi Herrera  
Second: Dan Golabek

Mayor Richard Rigoglioso - Aye  
Councilman Romi Herrera - Aye  
Chairwoman, Lou Ann Visotcky – Aye  
Vice Chairman Michael Wisnovsky - Aye  
James Clark – Aye  
Dan Golabek - 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 accept the Amended Preliminary and Final Site Plan and Minor Subdivision for 290 River Drive (Kalama Site).

**Motion to approve Amended Preliminary and Final Site Plan and Minor Subdivision (290 River Dr.)**

Moved: Councilman Romi Herrera  
Second: James Clark

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

5. Hearing on Resolution R-493-22 of the Garfield City Council introducing Ordinance #2962, First Reading, adopting the Redevelopment Plan for 94-104 Passaic Street and 43-45 Spencer Place, also known as Block 14.02, Lots 1, 4.01, 4.02, 9 & 10, which have been designated as a non-condemnation redevelopment area pursuant to N.J.S.A. 40A:12A-1 et seq.

**Motion to approve City Council Resolution R493-22 (94-104 Passaic St. and 43-45 Spencer Pl.)**

Moved: Dan Golabek  
Second: James Clark

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

6. Hearing on Resolution R-28-23 of the Garfield City Council introducing Ordinance #2974, First Reading, for Bond Ordinance to authorize the undertaking of the Semel Avenue drainage project (Phase I) in, by and for the City of Garfield, in the County of Bergen, State of New Jersey, to appropriate the sum of \$1,820,000 to pay the cost thereof, to make a down payment, to appropriate a Federal Grant, 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.

**Motion to approve City Council Resolution R-28-23 (Semel Ave. Drainage Project).**

Moved: Dan Golabek  
Second: Councilman Romi Herrera

Mayor Richard Rigoglioso – Aye  
Councilman Romi Herrera - Aye  
Chairwoman, Lou Ann Visotcky - Aye  
Vice Chairman, Michael Wisnovsky – Aye  
James Clark – Aye  
Dan Golabek - 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 December 15, 2022.

**Motion to approve the Minutes of the Meeting held on December 15, 2022.**

Moved: Councilman Romi Herrera  
Second: James Clark

Mayor Richard Rigoglioso - Aye  
Councilman Romi Herrera - Aye  
Chairwoman, Lou Ann Visotcky – Aye  
Vice Chairman Michael Wisnovsky - Aye  
James Clark – Aye  
Dan Golabek - Abstain  
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.

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

Moved: Councilman Romi Herrera  
Second: Caty Polanco, 2<sup>nd</sup> Alternate

Mayor Richard Rigoglioso - Aye  
Councilman Romi Herrera - Aye  
Chairwoman, Lou Ann Visotcky – Aye  
Vice Chairman Michael Wisnovsky - Aye  
James Clark – Aye  
Dan Golabek - 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.

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: James Clark  
Second: Councilman Romi Herrera

Mayor Richard Rigoglioso - Aye  
Councilman Romi Herrera - Aye  
Chairwoman, Lou Ann Visotcky – Aye  
Vice Chairman Michael Wisnovsky - Aye  
James Clark – Aye  
Dan Golabek - 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.

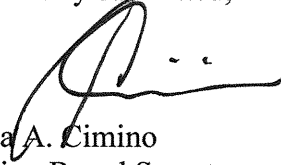
**Motion to close meeting.**

Moved: Caty Polanco, 2<sup>nd</sup> Alternate  
Second: Councilman Romi Herrera

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

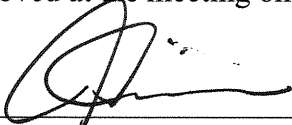
**Motion Approved.**

Respectfully submitted,



Alyssa A. Cimino  
Planning Board Secretary

Approved at the meeting on February 23, 2023.



---

ALYSSA A. CIMINO  
Planning Board Secretary