

PLANNING BOARD, CITY OF GARFIELD
MINUTES OF THE REGULAR MEETING
Conducted on April 27, 2023

The Regular Meeting was called to order by Chairwoman Visotcky at 7:00 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
Dan Golabek
Costantino Conte, 1st Alternate
Caty Polanco, 2nd Alternate

Absent:

Councilman, Romi Herrera
Vice Chairman, Michael Wisnovsky
James Clark
Michael Garcia

Others present were:

Alyssa A. Cimino, Esq., Attorney/Secretary of the Planning Board
Eileen Boland, Planning Board Engineer
Lyndsay Knight, Planning Board Planner
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.

New Business

1. Hearing on application for Preliminary & Final Site Plan Approval with relief for deviations regarding Block 24.01, Lots 5.01, 8 & 10, commonly known as 67, 69, 73 & 77 Passaic Street, Garfield.

Allyson Kasetta, Esq. representing the applicant, requested that this application be carried to the next meeting.

2. Hearing on application for Preliminary & Final Site Plan Approval regarding Block 14.02, Lots 1, 4.01, 4.02, 9 & 10, commonly known as 94, 100 & 104 Passaic Street and 43 & 45 Spencer Place, Garfield. Mark Sokolich, Esq. appeared on behalf of the applicant.

Kanil Baraniedduicz, Site Plan Engineer – sworn. Mr. Baraniedduicz testified that the site has a total combined lot area of 26,345 sq. ft. Currently on the site is a 1-story building operating as a bank and a 2-story building which is vacant. The applicant is proposing an 11-story mixed use building including 132 residential units and 1,375 sq. ft. for the bank. All existing buildings currently on the site will be removed. A 5-story parking garage will be provided on the site with 199 parking spaces, of which 30 spaces will have EV charging stations. The first driveway access point is from Passaic St. which will access the first level of the parking garage. The second driveway access point is from Spencer Pl. and will access levels 2-5 of the parking garage. All new permanent sidewalks will be provided. Additional benches, bicycle racks and trash receptacles will also be provided on Passaic St. and Spencer Pl. pursuant to a request in the Board Planner's letter. Trash removal will be handled by a private hauler. The trash will be collected 1-2 times a week or on an as needed basis and will enter on Spencer Pl. during off-peak hours. Six parking spaces for the bank will be provided on the 2nd level of the parking garage. All utilities will be provided on Passaic St. and will be located underground, except for the utilities on Spencer Pl., which will use the existing utility pole.

Ms. Boland asked how the building height was determined.

Mr. Baraniedduicz testified that the height was calculated by an average of 3 corners: the bottom of the property at the curb line, the top right corner of the property at the curb line, and the bottom right corner along Spencer Pl.

Ms. Boland asked that they include some stormwater management to mitigate the existing flooding conditions.

Mr. Baraniedduicz testified that they will work with the Board Engineer and Planner to comply with the recommendations.

Ms. Knight asked if the ADA parking spaces could be moved to a more accessible area in relation to the lobby and the entrances to the building.

Mr. Baraniedduicz testified that they have discussed relocating the ADA spaces and are willing to move them.

Brittany Klimm, Architect – sworn. Ms. Klimm testified that the proposed building is 242,300 sq. ft. with 132 units. The building will consist of 5 stories of parking and five stories of apartments above including lofts which brings it to six floors, 120 ft. tall. A residential/tenant lobby and Spencer Savings Bank will be on the 1st floor. The building will be fully sprinklered and will have a fire alarm system. All areas of the building are ADA accessible. The 1st floor plan contains 21 units – 16 one-bedroom units and 5 studio units. There is also a gym/fitness center, co-work space, a courtyard and a maintenance office. The 2nd and 3rd floor contain 26 units – 21 one-bedroom units and 6 studio units. The 4th floor contains 25 units – 21 one-bedroom and 4 studio units. The 5th floor contains 34 units – 3 one-bedroom units, 3 studio units and 28 one-bedroom loft units that extend up to the level above. The studio units are 458 sq. ft., the one-bedroom units are 625 sq. ft. and the one-bedroom loft units are 634 sq. ft. There will be a trash room on every level with a trash shoot to the 2nd level garbage room.

Ms. Boland asked if the plan includes a generator.

Ms. Klimm testified that they are not proposing a generator.

Ms. Boland asked if there are two elevators.

Ms. Klimm testified that there are two elevators.

Mayor Rigoglioso stated that the Planning Board would like a generator to be included in the plan.

Ms. Klimm testified they would be willing to comply with that.

Mayor Rigoglioso asked about security cameras.

Ms. Klimm testified that there will be security cameras.

Mr. Golabek asked what are the typical dimensions for a one-bedroom and a studio.

Ms. Klimm testified that studio unit is 27 ft 4 & 1/2 x 15 ft. 8 along the exterior and 13 ft. 3 along the corridor. The one-bedroom unit is 20 ft. 10 7 1/2 interior and 27 ft. 4 & 1/2 on the length interior. The one-bedroom with loft is 14 ft. 4 3/4 width and the loft portion is 12 ft. 1 & 3/4.

Ms. Knight asked the smallest size for the studio unit.

Ms. Klimm testified that the smallest size is 452 sq. ft.

Ms. Knight asked the smallest for the one-bedroom.

Ms. Klimm testified that the smallest one-bedroom is 590 sq. ft.

Mayor Rigoglioso asked what is the largest one-bedroom.

Ms. Klimm testified that the largest one-bedroom is approx. 650-765 sq. ft.

Arthur Kuyan, Project Manager/Traffic Engineer – sworn. Mr. Kuyan testified that the proposed development is located directly opposite from the Garfield Train Station which services NJ Transit's Bergen County Line. The site is also located within a 3-minute walk from bus stops that service 5 NJ Transit bus routes. Trip generation projections for the proposed site were prepared using the Institute of Transportation Engineers' (ITE) Trip Generation Manual. The proposed development is expected to generate 42 new trips during the weekday morning peak hour and 38 new trips during the weekday evening peak hour. A trip increase less than 100 vehicle trips would likely not change the level of service of the roadway system.

Ms. Boland asked for more information regarding Spencer Pl. access to the parking levels.

Mr. Kuyan testified that during morning peak hour onto Spencer Pl. is 22 trips exiting and 12 trips entering. Evening peak hour trips for Spencer Pl. is 11 trips exiting and 20 trips entering.

The Chairwoman asked if the electric vehicle spaces will be scattered along the levels of parking.

Mr. Kuyan testified that the EV spaces would be spread out over the various levels.

Brigette Bogart, Planner – sworn. Ms. Bogart testified that the proposed Plan complies with the entire redevelopment plan. They agree to both Boswell’s report and Neglia’s report. From a planning perspective having the additional 4 units to be studio units, which is a deviation from 20 studio units in the original Redevelopment Plan, has no adverse impact on any of the purposes that the Plan seeks to achieve.

Ms. Boland asked if the sun/shade study required in the Redevelopment Plan was conducted.

Mr. Baraniedduicz testified that it has not yet been done.

Mr. Sokolich stated that he would provide it as soon as possible.

Mayor Rigoglioso asked if this type of development has a significant impact of the public school system.

Ms. Bogart testified that according to studies that have been conducted, the impact on the public school system is virtually non-existent.

Motion to open the meeting to the public.

Moved: Dan Golabek

Second: Mayor Richard Rigoglioso

Mayor Richard Rigoglioso - Aye

Chairwoman Lou Ann Visotcky - Aye

Dan Golabek - Aye

Costantino Conte, 1st Alternate – Aye

Caty Polanco, 2nd Alternate - Aye

Motion Approved.

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

Dolores Capizzi, 107 Midland Ave., asked where visitors will park.

Mr. Kuyan testified that there is a surplus of 61 parking spaces that could either be an additional vehicle for a resident or be used for visitor parking.

Ms. Capizzi asked if the air conditioners will be window units, because of the noise from window units.

Ms. Klimm testified that the building will have P-TAK units. They might be confused with an air conditioning unit, however, they supply heating and air conditioning. The grill is visible on the outside, but the unit is on the inside.

Maryanne Wakxmunsky, 46 Spencer Pl., is concerned about the increase of traffic, when there is already a traffic problem, loss of parking spaces on Spencer Pl., which already has parking issues and flooding on Passaic St.

Wendy Montas, 23 Spencer Pl., is also concerned about the increase of traffic and losing parking spaces on Spencer Pl.

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

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: Mayor Richard Rigoglioso
Second: Caty Polanco, 2nd Alternate

Mayor Richard Rigoglioso - Aye
Chairwoman Lou Ann Visotcky - Aye
Dan Golabek – Aye
Costantino Conte, 1st Alternate – Aye
Caty Polanco, 2nd Alternate - Aye

Motion Approved.

The Chairwoman asked for a motion to accept the Preliminary & Final Site Plan for 94, 100 & 104 Passaic Street and 43 & 45 Spencer Place with the conditions that a generator is included and the sun/shade study, along with the recommendations made by the Board Engineer and the Board Planner in their reports to the applicant.

Motion to approve Preliminary and Final Site Plan (94, 100 & 104 Passaic St. and 43 & 45 Spencer Pl.)

Moved: Mayor Richard Rigoglioso
Second: Caty Polanco, 2nd Alternate

Mayor Richard Rigoglioso - Aye
Chairwoman Lou Ann Visotcky - 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.

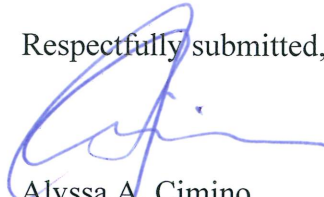
Motion to close meeting.

Moved: Mayor Richard Rigoglioso
Second: Caty Polanco

Mayor Richard Rigoglioso - Aye
Chairwoman, Lou Ann Visotcky - Aye
Dan Golabek - Aye
Costantino Conte, 1st Alternate – Aye
Caty Polanco, 2nd Alternate – Aye

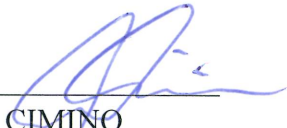
Motion Approved.

Respectfully submitted,



Alyssa A. Cimino
Planning Board Secretary

Approved at the meeting on July 27, 2023.



ALYSSA A. CIMINO
Planning Board Secretary