

PLANNING BOARD, CITY OF GARFIELD
MINUTES OF THE REGULAR MEETING
Conducted on January 25, 2024

The Regular Meeting was called to order by Chairwoman Visotcky at 7:05 p.m. who thereupon read the statement required by the Open Public Meeting Act. Secretary called the roll.

ROLL CALL:

Councilman, Romi Herrera
Chairwoman, Lou Ann Visotcky
Vice Chairman Antonino Randazzo
James Clark
Michael Garcia
Costantino Conte
James Kovacs
Suny Mellawa, 1st Alternate

Absent:

Mayor Richard Rigoglioso
Caty Polanco

Others present were:

Alyssa 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 10, 2023 Council Chambers, City Hall Commencing at 7:00 p.m.

Suny Mellawa was sworn in as 1st Alternate member of the Planning Board.

New Business

1. Hearing on application for Amended Preliminary and Final Site Plan Approval regarding Block 50.01, Lot 1, commonly known as 290 River Drive, Garfield (Kalama Site). Mark Sokolich, Esq. appeared on behalf of applicant.

Kamil Baraniewicz, Engineer – sworn. Mr. Baraniewicz testified that the self-storage, retail and restaurant aspect has been removed from the plan. The warehouse has been expanded from 121,720 sq. ft. to 154,240 sq. ft. The loading docks for the warehouse have been increased from 20 docks to 22 docks. The parking has been modified into two separate areas. One area for employees and one for the warehouse operations. The Monroe St. access has been removed. The amended plan no longer requires approval for a subdivision since the self-storage and restaurant/retail space has been removed from the plan. The applicant is seeking relief regarding

maximum building coverage. Maximum permitted coverage is 55%, and the plan is proposing 55.3% coverage. The applicant is also requesting relief from the required setback of 10 ft. and the plan proposes 2.7 ft.

The Chairwoman asked if the street parking would be affected.

Mr. Baraniewicz testified that the building is the same use that was previously approved.

Mr. Kovacs asked how many access points for the tractor trailers.

Mr. Baraniewicz testified that there is one access point for the trailers.

Mr. Kovacs asked if there is an adequate turning radius on the site for them to turn around.

Mr. Baraniewicz testified that there is adequate space for them to turn around.

Mr. Kovacs asked if the trucks will be parked in the loading docks and running overnight.

Mr. Baraniewicz testified that it depends on the noise ordinance and hours of operation required by the State.

Mr. Clark asked why the retail space has been removed from the plan.

Mr. Sokolich stated that the applicant decided that the site was more conducive for strictly warehouse use.

Mr. Baraniewicz testified that the outside lights above the entrance doors to the building will be brighter and dissipate as you get outside of the 5 ft. perimeter. This is noteworthy since it is very close to the property line.

Ms. Boland asked if the applicant was willing to revise the brightness level if there are complaints about these lights being too bright.

Mr. Baraniewicz testified that they would be willing to dial back the brightness in those areas.

Mr. Baraniewicz testified that an updated Traffic Study was done for the amended plan. It was determined that there would be a reduction in additional traffic generated in the amended plan due to the elimination of the restaurant/retail space which generates more traffic.

Brittany Klimm, Architect – sworn. Ms. Klimm testified that the amended proposed plan shows that the self-storage and the retail space has been removed. The warehouse will now be extended toward River Dr. and the overall square footage has increased from 134,720 sq. ft. to 164,300 sq. ft. The footprint has increased from 121,720 sq. ft. to 154,240 sq. ft. The office and employee space increased from 3,000 sq. ft. to 10,060 sq. ft. Above the office will be a mezzanine which is the same size as the office area. The building height remains at 54 ft. The main entrance formerly was on Monroe St. and is now on River Dr.

Bridgett Bogart, Planner – sworn. Ms. Bogart testified that the amended plan will reduce the impact of the project on the surrounding area. Eliminating the self-storage facility and the restaurant/retail space reduces the traffic impact. The amended plan still complies with all of the goals and objectives of the Redevelopment Plan.

Motion to open the meeting to the public.

Moved: James Kovacs
Second: Michael Garcia

Councilman Romi Herrera - Aye
Chairwoman Lou Ann Visotcky - Aye
Vice Chairman Antonino Randazzo – Aye
James Clark - Aye
Michael Garcia - Aye
Costantino Conte – Aye
James Kovacs – 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.

Motion to close the public session.

Moved: James Clark
Second: James Kovacs

Councilman Romi Herrera - Aye
Chairwoman Lou Ann Visotcky - Aye
Vice Chairman Antonino Randazzo – Aye
James Clark - Aye
Michael Garcia – Aye
Costantino Conte – Aye
James Kovacs – Aye
Motion Approved.

The Chairwoman asked for a motion to accept the Amended Preliminary and Final Site Plan Approval regarding 290 River Drive (Kalama Site) contingent on the recommendations from the Board Engineer and Board Planner, more specifically, the guardrails, the turning templates and any landscaping issues.

Motion to approve application for Preliminary Site Plan Approval and Final Site Plan Approval (290 River Drive – Kalama Site).

Moved: Councilman Romi Herrera
Second: Costantino Conte

Councilman Romi Herrera - Aye

Chairwoman, Lou Ann Visotcky – Aye
Vice Chairman, Antonino Randazzo - Abstain
James Clark – Aye
Michael Garcia - Aye
Costantino Conte – Aye
James Kovacs – Aye
Motion Approved.

Resolutions

- a. Resolution to memorialize adopting the Study conducted by DMR Architects examining whether the property known as Block 31.02, Lots 35 & 37, as shown on the Official Tax Map of the City of Garfield, more commonly known as 89 & 97 Midland Avenue, should be determined to be an area in need of redevelopment, specifically a Non-Condemnation Redevelopment area pursuant to the Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1, et seq.

Motion to memorialize Resolution PB-01-2024 adopting the Study by DMR Architects (89 & 97 Midland Ave.).

Moved: Councilman Romi Herrera
Second: Costantino Conte

Councilman Romi Herrera - Aye
Chairwoman, Lou Ann Visotcky – Aye
Vice Chairman, Antonino Randazzo - Abstain
James Clark – Aye
Michael Garcia - Aye
Costantino Conte – Aye
James Kovacs – Aye
Motion Approved.

The Chairwoman asked for a motion to approve the Regular meeting minutes from the meeting held on November 30, 2023.

Motion to approve the Minutes of the Meeting held on December 28, 2023.

Moved: Michael Garcia
Second: Councilman Romi Herrera

Councilman Romi Herrera – Aye
Chairwoman, Lou Ann Visotcky - Aye
Vice Chairman Antonino Randazzo – Aye
James Clark - Abstain
Michael Garcia – Aye
Costantino Conte – Aye
James Kovacs – Abstain
Motion Approved.

The Chairwoman asked if there were any bills or correspondence.

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

The Chairwoman stated that the next order of business is the 2024 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 Chairwoman of the Planning Board.

Moved: Michael Garcia

Second: James Kovacs

Councilman Romi Herrera - Aye

Chairwoman, Lou Ann Visotcky – Abstain

Vice Chairman Antonino Randazzo - Aye

James Clark – Aye

Michael Garcia - Aye

Costantino Conte – Aye

James Kovacs – Aye

Motion Approved.

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

Motion to appoint Antonino Randazzo as Vice Chairman of the Planning Board.

Moved: James Clark

Second: Chairwoman Lou Ann Visotcky

Councilman Romi Herrera - Aye

Chairwoman, Lou Ann Visotcky – Aye

Vice Chairman Antonino Randazzo - Abstain

James Clark – Aye

Michael Garcia - Aye

Costantino Conte – Aye

James Kovacs – Aye

Motion Approved.

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

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

Moved: Vice Chairman Antonino Randazzo

Second: Councilman Romi Herrera

Councilman Romi Herrera - Aye
Chairwoman, Lou Ann Visotcky – Aye
Vice Chairman Antonino Randazzo - Aye
James Clark – Aye
Michael Garcia - Aye
Costantino Conte, – Aye
James Kovacs - Aye
Motion Approved.

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

Motion to appoint Boswell Engineering as Planning Board Engineer.

Moved: Councilman Romi Herrera
Second: Costantino Conte

Councilman Romi Herrera - Aye
Chairwoman, Lou Ann Visotcky – Aye
Vice Chairman Antonino Randazzo - Aye
James Clark – Aye
Michael Garcia - Aye
Costantino Conte, – Aye
James Kovacs - Aye
Motion Approved.

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

Motion to appoint Neglia Engineering Associates as Special Projects Engineer.

Moved: Councilman Romi Herrera
Second: Vice Chairman Antonino Randazzo

Councilman Romi Herrera - Aye
Chairwoman, Lou Ann Visotcky – Aye
Vice Chairman Antonino Randazzo - Aye
James Clark – Aye
Michael Garcia - Aye
Costantino Conte, – Aye
James Kovacs - 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: Vice Chairman Antonino Randazzo
Second: Councilman Romi Herrera

Councilman Romi Herrera - Aye
Chairwoman, Lou Ann Visotcky – Aye
Vice Chairman Antonino Randazzo - Aye
James Clark – Aye
Michael Garcia - Aye
Costantino Conte, – Aye
James Kovacs - 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: Chairwoman Lou Ann Visotcky
Second: Vice Chairman Antonino Randazzo

Councilman Romi Herrera - Aye
Chairwoman Lou Ann Visotcky – Aye
Vice Chairman Antonino Randazzo - Aye
James Clark – Aye
Michael Garcia - Aye
Costantino Conte, – Aye
James Kovacs - Aye
Motion Approved.

Motion to open the meeting to the public.

Moved: Councilman Romi Herrera
Second: James Clark

Councilman Romi Herrera - Aye
Chairwoman Lou Ann Visotcky - Aye
Vice Chairman Antonino Randazzo – Aye
James Clark - Aye
Michael Garcia - Aye
Costantino Conte – Aye
James Kovacs - 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.

Motion to close the public session.

Moved: James Kovacs
Second: Councilman Romi Herrera

Councilman Romi Herrera - Aye
Chairwoman Lou Ann Visotcky - Aye
Vice Chairman Antonino Randazzo – Aye
James Clark - Aye
Michael Garcia – Aye
Costantino Conte – Aye
James Kovacs - Aye
Motion Approved.

The Chairwoman asked for a motion to close the meeting.

Motion to close meeting.

Moved: James Kovacs
Second: James Clark

Councilman Romi Herrera - Aye
Chairwoman Lou Ann Visotcky - Aye
Vice Chairman Antonino Randazzo – Aye
James Clark - Aye
Michael Garcia - Aye
Costantino Conte – Aye
James Kovacs - Aye
Motion Approved.

Respectfully submitted,

Alyssa Cimino
Planning Board Secretary

Approved at the meeting on February 22, 2024.

ALYSSA CIMINO
Planning Board Secretary