

PLANNING BOARD, CITY OF GARFIELD
MINUTES OF THE REGULAR MEETING
Conducted on May 23, 2024

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:

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

Absent:

Mayor Richard Rigoglioso
Costantino Conte
James Kovacs

Others present were:

Alyssa Cimino, Esq., Attorney/Secretary of the Planning Board
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.

Fasil Khan was sworn in as 1st Alternate member of the Planning Board.

The Chairwoman asked for a motion to approve the Regular meeting minutes from the meeting held on April 25, 2024.

Motion to approve the Minutes of the Meeting held on April 25, 2024.

Moved: Councilman Romi Herrera
Second: Suny Mellawa

Councilman Romi Herrera – Aye
Chairwoman Lou Ann Visotcky – Aye
Vice Chairman Antonino Randazzo - Abstain
James Clark - Aye
Michael Garcia – Aye
Suny Mellawa – Aye
Fasil Khan, 1st Alternate - Abstain
Motion Approved.

New Business

1. Hearing to approve the Study conducted by DMR Architects to examine whether the properties located at 408, 410 & 416 River Drive, also known as Block 81, Lots 45, 46 & 48 as shown on the Official Tax Map of the City of Garfield 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.

David Troast, Planner – sworn. The property meets statutory criteria (d). Criteria (d) is when areas with buildings or improvements are dilapidated, obsolete, or faulty arrangement or design are detrimental to the safety, health or welfare of the community. Property number one is 408 River Dr. Impervious coverage is over 50% where 30% is permitted. It is located in the storm surge area and the flood hazard area. The property was also identified as being located in a contaminated ground water area. There also have been multiple violations for an illegal boarding house. Property number two is 410 River Dr. Impervious coverage is approximately 78% where 30% is permitted. It is located in the storm surge area and the flood hazard area. This property has also received violations for an illegal boarding house. Property number three is 416 River Dr. It is located in the storm surge area and the flood hazard area. Although this property does not meet criteria (d) it can be included in the redevelopment pursuant to N.J.S.A. 40A:12A-3.

Ms. Boland asked what would be done regarding the ground water contamination.

Mr. Troast testified that they would have to address the contamination and get approval from NJDEP.

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

Motion to open the meeting to the public.

Moved: Suny Mellawa
Second: Councilman Romi Herrera

Councilman Romi Herrera - Aye
Chairwoman Lou Ann Visotcky - Aye
Vice Chairman Antonino Randazzo – Aye
James Clark - Aye
Michael Garcia - Aye
Suny Mellawa - Aye
Fasil Khan, 1st 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.

Motion to close the public session.

Moved: Vice Chairman Antonino Randazzo
Second: Michael Garcia

Councilman Romi Herrera - Aye
Chairwoman Lou Ann Visotcky – Aye
Vice Chairman Antonino Randazzo - Aye
James Clark - Aye
Michael Garcia – Aye
Suny Mellawa - Aye
Fasil Khan, 1st Alternate - Aye
Motion Approved.

The Chairwoman asked for a motion to adopt the Study for 408, 410 & 416 River Drive.

Motion to adopt the Study by DMR Architects (408, 410 & 416 River Dr.).

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
Suny Mellawa - Aye
Fasil Khan, 1st 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: Vice Chairman Antonino Randazzo

Councilman Romi Herrera - Aye
Chairwoman Lou Ann Visotcky - Aye
Vice Chairman Antonino Randazzo – Aye
James Clark - Aye
Michael Garcia - Aye
Suny Mellawa - Aye
Fasil Khan, 1st 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.

Motion to close the public session.

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
Suny Mellawa - Aye
Fasil Khan, 1st Alternate - Aye
Motion Approved.

The Chairwoman asked for a motion to close the meeting.

Motion to close meeting.

Moved: Suny Mellawa
Second: Vice Chairman Antonino Randazzo

Mayor Richard Rigoglioso - Aye
Councilman Romi Herrera - Aye
Chairwoman Lou Ann Visotcky - Aye
James Clark - Aye
Michael Garcia - Aye
Suny Mellawa - Aye
Fasil Khan, 1st Alternate - Aye
Motion Approved.

Respectfully submitted,


Alyssa Cimino
Planning Board Secretary

Approved at the meeting on June 27, 2024.



ALYSSA/CIMINO
Planning Board Secretary