

**PLANNING BOARD, CITY OF GARFIELD**  
**MINUTES OF THE REGULAR MEETING**  
**Conducted on October 24, 2024**

The Regular Meeting was called to order by Chairwoman Visotcky at 7:24 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  
Vice Chairman Antonino Randazzo  
James Kovacs  
Suny Mellawa  
Fasil Khan, 1<sup>st</sup> Alternate

Absent:

Councilman, Romi Herrera  
James Clark  
Michael Garcia  
Costantino Conte

Others present were:

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

**New Business**

1. Hearing on application for Conditional Use Approval regarding Block 134, Lot 35 commonly known as 616 River Drive, Garfield.

Marcy Leventhal appeared for the applicant and stated that the application was being withdrawn.

2. Hearing on application for Preliminary and Final Site Plan Approval regarding Block 88.01, Lots 1 & 9 commonly known as 337 & 351 Midland Avenue, Garfield. Jason Tuvel appeared for the applicant. Mr. Tuvel requested that the application be adjourned to the next meeting.

The Chairwoman stated that this application will be adjourned to the next meeting which will be held on November 14, 2024.

The Chairwoman asked for a motion to approve the Regular meeting minutes from the meeting held on September 26, 2024.

**Motion to approve the Minutes of the Meeting held on September 26, 2024.**

Moved: Mayor Richard Rigoglioso  
Second: James Kovacs

Mayor Richard Rigoglioso – Aye  
Chairwoman Lou Ann Visotcky – Aye  
Vice Chairman Antonino Randazzo - Aye  
James Kovacs – Aye  
Suny Mellawa - Abstain  
Fasil Khan, 1<sup>st</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: James Kovacs  
Second: Vice Chairman Antonino Randazzo

Mayor Richard Rigoglioso – Aye  
Chairwoman Lou Ann Visotcky - Aye  
Vice Chairman Antonino Randazzo – Aye  
James Kovacs – Aye  
Suny Mellawa – Aye  
Fasil Khan, 1<sup>st</sup> Alternate - Aye

**Motion Approved.**

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

Jim Rufrano of 39 Garwood Ct. North asked if speed bumps could be installed on Garwood Ct. North, Garwood Ct. South and Center Ct. Mr. Rufrano stated that cars are racing down these streets and there is a pre-school on Center Ct. Mr. Rufrano also asked for the hedges to be trimmed at the exit from Price Rite parking lot in order to be able to see pedestrians.

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

**Motion to close the public session.**

Moved: James Kovacs  
Second: Mayor Richard Rigoglioso

Mayor Richard Rigoglioso – Aye  
Chairwoman Lou Ann Visotcky – Aye  
Vice Chairman Antonino Randazzo - Aye  
James Kovacs – Aye  
Suny Mellawa - Aye  
Fasil Khan, 1<sup>st</sup> Alternate - Aye  
**Motion Approved.**

The Chairwoman asked for a motion to close the meeting.

**Motion to close meeting.**

Moved: Mayor Richard Rigoglioso  
Second: Suny Mellawa

Mayor Richard Rigoglioso – Aye  
Chairwoman Lou Ann Visotcky - Aye  
James Kovacs – Aye  
Suny Mellawa - Aye  
Fasil Khan, 1<sup>st</sup> Alternate - Aye  
**Motion Approved.**

Respectfully submitted,

  
Alyssa Cimino  
Planning Board Secretary

Approved at the meeting on November 14, 2024.

  
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ALYSSA CIMINO  
Planning Board Secretary