

PLANNING BOARD, CITY OF GARFIELD
MINUTES OF THE REGULAR MEETING
Conducted on December 18, 2025

The Regular Meeting was called to order by Chairman James Kovacs at 7:04 p.m. who thereupon read the statement required by the Open Public Meeting Act. Secretary called the roll.

ROLL CALL:

Mayor Everett Garnto
Deputy Mayor Kevin Kane
Chairman James Kovacs
Vice Chairman John Tamweber
James Clark
Michael Garcia
Costantino Conte
Fasil Khan
Gerald Walis
Suny Mellawa, 1st Alternate

Absent:

Others present were:

Alyssa Cimino, Esq., Attorney 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 Chairman James Kovacs
PUBLIC LAW 1975 CHAPTER 231 "OPEN PUBLIC MEETING ACT" PUBLIC
HEARING: November 21, 2024 Council Chambers, City Hall Commencing at 7:00 p.m.

Gerald Walis was sworn in as a regular member of the Planning Board.

Resolutions

- a) Resolution memorializing denial of application for Minor Subdivision Approval and Minor Site Plan Approval for property known as Block 203.01, Lot 50.01, as shown on the Official Tax Map of the City of Garfield, more commonly known as Ray Street & Garwood Court East, Garfield. Gary Zalarick, Esq. appeared on behalf of the applicant.

Motion to approve Resolution PB-03-2025 Denying Minor Subdivision & Minor Site Plan Approval (Ray Street & Garwood Court East).

Moved: Vice Chairman John Tamweber

Second: Michael Garcia

Mayor Everett Garnto – Aye
Deputy Mayor Kevin Kane – Aye
Chairman James Kovacs - Aye
Vice Chairman John Tamweber – Aye
James Clark - Aye
Michael Garcia - Aye
Costantino Conte – Aye
Fasil Khan – Aye
Gerald Walis - Aye
Motion Approved.

- b) Resolution authorizing the Board Attorney to publish the Requests For Qualifications for the Board Professionals for the year 2026.

Motion to approve Resolution PB-05-2025 Authorizing Board Attorney to Publish RFQs for 2026.

Moved: Mayor Everett Garnto
Second: James Clark

Mayor Everett Garnto – Aye
Deputy Mayor Kevin Kane – Aye
Chairman James Kovacs - Aye
Vice Chairman John Tamweber – Aye
James Clark - Aye
Michael Garcia - Aye
Costantino Conte – Aye
Fasil Khan – Aye
Gerald Walis - Aye
Motion Approved.

- c) Resolution establishing and authorizing the meeting dates for the calendar year 2026.

Motion to approve Resolution PB-004-2025 Authorizing Meeting Dates for 2026.

Moved: Gerald Walis
Second: Mayor Everett Garnto

Mayor Everett Garnto – Aye
Deputy Mayor Kevin Kane – Aye
Chairman James Kovacs - Aye
Vice Chairman John Tamweber – Aye
James Clark - Aye
Michael Garcia - Aye
Costantino Conte – Aye
Fasil Khan – Aye
Gerald Walis - Aye
Motion Approved.

The Chairman asked for a motion to approve the Regular meeting minutes from the meeting held on September 25, 2026.

Motion to approve the Minutes of the Meeting held on September 25, 2025.

Moved: Mayor Everett Garnto
Second: Deputy Mayor Kevin Kane

Mayor Everett Garnto – Aye
Deputy Mayor Kevin Kane – Aye
Chairman James Kovacs - Aye
Vice Chairman John Tamweber – Aye
James Clark - Abstain
Michael Garcia - Aye
Costantino Conte – Aye
Fasil Khan – Aye
Gerald Walis - Aye
Motion Approved.

Motion to open the public session.

Moved: Mayor Everett Garnto
Second: Deputy Mayor Kevin Kane

Mayor Everett Garnto – Aye
Deputy Mayor Kevin Kane – Aye
Chairman James Kovacs - Aye
Vice Chairman John Tamweber – Aye
James Clark - Aye
Michael Garcia - Aye
Costantino Conte – Aye
Fasil Khan – Aye
Gerald Walis - Aye
Motion Approved.

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

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

The Chairman stated that no one from the public came forward.

Motion to close the public session.

Moved: Mayor Everett Garnto
Second: Deputy Mayor Kane

Mayor Everett Garnto – Aye
Deputy Mayor Kevin Kane – Aye
Chairman James Kovacs - Aye
Vice Chairman John Tamweber – Aye
James Clark - Aye
Michael Garcia - Aye
Costantino Conte – Aye
Fasil Khan – Aye
Gerald Walis - Aye
Motion Approved.

The Chairman asked if there were any bills or correspondence.

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

The Chairman asked for a motion to close the meeting.

Motion to close meeting.

Moved: Mayor Everett Garnto
Second: Deputy Mayor Kevin Kane

Mayor Everett Garnto, Jr. – Aye
Deputy Mayor Kevin Kane – Aye
Chairman James Kovacs - Aye
Vice Chairman John Tamweber – Aye
James Clark - Aye
Michael Garcia - Aye
Costantino Conte – Aye
Fasil Khan – Aye
Gerald Walis - Aye
Motion Approved.

Respectfully submitted,



Alyssa Cimino
Planning Board Attorney

Approved at the meeting on January 22, 2026.



ALYSSA CIMINO
Planning Board Attorney