

**SPECIAL MEETING
OF THE
GARFIELD MAYOR AND COUNCIL
JANUARY 6, 2026
4:30P.M.**

1. CALL TO ORDER:

The Special Meeting of the Mayor and Council of the City of Garfield was called to order on Tuesday, January 6, 2026 at 4:45PM in the Council Chambers of the Municipal Building, 111 Outwater Lane, Garfield, New Jersey.

2. STATEMENT OF COMPLIANCE:

Whereas, Chapter 231 of the Public Laws of the State of New Jersey requires at the commencement of every meeting a Statement of Compliance be read by the presiding officer.

Now, Therefore Be Advised, that the meeting requirements for this meeting have been met by transmitting & posting a special meeting notice in The Record and Herald News and by posting such notice in the office of the City Clerk as well as in a public place within the Municipal Building, and by notifying interested citizens. Said notice was transmitted on January 4, 2026.

3. ROLL CALL:

On Roll Call present members were: Councilmembers Rigoglioso & Delaney, Deputy Mayor Kane, Deputy Mayor/Mayoral Advisor Raymond, and Mayor Garnto. Also, present was City Manager/City Clerk Delaney.

4. PUBLIC COMMENT:

Pat Nayda, Shaw Street, commended the DPW on a job well done during the recent snow storms.

5. RESOLUTIONS:

Deputy Mayor/Mayoral Advisor Raymond made a motion to remove the consent agenda and vote on the resolutions individually, which was seconded by Councilman Delaney. The motions carried unanimously.

R-32-26	Appointment of Zoning Board of Adjustment Member
R-33-26	Appointment of Zoning Board of Adjustment Member
R-34-26	Re-appointment of Zoning Board of Adjustment Member
R-35-26	Appointment of Zoning Board of Adjustment Alternate Member
R-36-26	Appointment of Zoning Board of Adjustment Alternate Member
R-37-26	Appointment of Zoning Board of Adjustment Alternate Member
R-38-26	Re-appointment of Garfield Housing Authority Member
R-39-26	Re-appointment of Library Board of Trustees Member
R-40-26	Appointment of Library Board of Trustees Member
R-41-26	Appointment of Library Board of Trustees Member
R-42-26	Re-appointment of Redevelopment Agency Member

6. MAYORAL APPOINTMENTS:

City Manager/City Clerk Erin Nora Delaney, on behalf of Mayor Everett E. Garnto Jr. read aloud the following Mayoral appointments:

Gerald Walis – Planning Board Member – 4-year term

Sun Mellawa – Planning Board Alternate – 2-year term ending December 31, 2027

Jeffrey Alfonso – Planning Board Alternate – Unexpired term ending December 31, 2026

7. PUBLIC HEARING:

8. MAYOR & COUNCIL REPORTS:

9. ADJOURNMENT:

**CITY OF GARFIELD
BERGEN COUNTY, NEW JERSEY
RESOLUTION R-32-26**

**RESOLUTION BY: MAYOR GARNTO
SECONDED BY: DEPUTY MAYOR RAYMOND**

APPOINTMENT OF ZONING BOARD OF ADJUSTMENT MEMBER

BE IT RESOLVED, by the Mayor and Council of the City of Garfield that the appointment of:

Anthony Lio

to the Zoning Board of Adjustment for a four-year term beginning January 1, 2026 and ending December 31, 2029 be and is hereby confirmed.

APPROVED: JANUARY 6, 2026

Everett E. Garnto Jr., Mayor

ATTEST: _____
Erin Delaney, MPA, RMC, CMC
City Manager/City Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent
Rigoglioso	X			
Delaney	X			
Kane	X			
Raymond	X			
Garnto	X			

This resolution was approved by the Mayor and Council of the City of Garfield at the Special Meeting held on the 6th day of January 2026. Signed and sealed before me.

Erin Delaney, MPA, RMC, CMC
City Manager/City Clerk

Dated

**CITY OF GARFIELD
BERGEN COUNTY, NEW JERSEY
RESOLUTION R-33-26**

**RESOLUTION BY: MAYOR GARNTO
SECONDED BY: DEPUTY MAYOR RAYMOND**

APPOINTMENT OF ZONING BOARD OF ADJUSTMENT MEMBER

BE IT RESOLVED, by the Mayor and Council of the City of Garfield that the appointment of:

Carmin C. Breonte

to the Zoning Board of Adjustment for a four-year term beginning January 1, 2026 and ending December 31, 2029 be and is hereby confirmed.

APPROVED: JANUARY 6, 2026

Everett E. Garnto Jr., Mayor

ATTEST: _____
Erin Delaney, MPA, RMC, CMC
City Manager/City Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent
Rigoglioso	X			
Delaney	X			
Kane	X			
Raymond	X			
Garnto	X			

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Erin Delaney, MPA, RMC, CMC
City Manager/City Clerk

Dated

Deputy Mayor/Mayoral Advisor Raymond inquired about the legality of an individual serving on two boards. Discussion ensued; however, it was noted that it is permissible.

**CITY OF GARFIELD
BERGEN COUNTY, NEW JERSEY
RESOLUTION R-34-26**

**RESOLUTION BY: MAYOR GARNTO
SECONDED BY: DEPUTY MAYOR RAYMOND**

RE-APPOINTMENT OF ZONING BOARD OF ADJUSTMENT MEMBER

BE IT RESOLVED, by the Mayor and Council of the City of Garfield that the re-appointment of:

John Easom

to the Zoning Board of Adjustment for a four-year term beginning January 1, 2026 and ending December 31, 2029 be and is hereby confirmed.

APPROVED: JANUARY 6, 2026

Everett E. Garnto Jr., Mayor

ATTEST: _____

Erin Delaney, MPA, RMC, CMC
City Manager/City Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent
Rigoglioso	X			
Delaney	X			
Kane	X			
Raymond	X			
Garnto	X			

This resolution was approved by the Mayor and Council of the City of Garfield at the Special Meeting held on the 6th day of January 2026. Signed and sealed before me.

Erin Delaney, MPA, RMC, CMC
City Manager/City Clerk

Dated

**CITY OF GARFIELD
BERGEN COUNTY, NEW JERSEY
RESOLUTION R-35-26**

**RESOLUTION BY: MAYOR GARNTO
SECONDED BY: DEPUTY MAYOR RAYMOND**

APPOINTMENT OF ZONING BOARD OF ADJUSTMENT ALTERNATE MEMBER

BE IT RESOLVED, by the Mayor and Council of the City of Garfield that the appointment of:

Michael Alfonso

to the Zoning Board of Adjustment as Alternate #1 for a two-year term beginning January 1, 2026 and ending December 31, 2027 be and is hereby confirmed.

APPROVED: JANUARY 6, 2026

Everett E. Garnto Jr., Mayor

ATTEST: _____
Erin Delaney, MPA, RMC, CMC
City Manager/City Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent
Rigoglioso	X			
Delaney	X			
Kane	X			
Raymond	X			
Garnto	X			

This resolution was approved by the Mayor and Council of the City of Garfield at the Special Meeting held on the 6th day of January 2026. Signed and sealed before me.

Erin Delaney, MPA, RMC, CMC
City Manager/City Clerk

Dated

**CITY OF GARFIELD
BERGEN COUNTY, NEW JERSEY
RESOLUTION R-36-26**

**RESOLUTION BY: MAYOR GARNTO
SECONDED BY: DEPUTY MAYOR KANE**

APPOINTMENT OF ZONING BOARD OF ADJUSTMENT ALTERNATE MEMBER

BE IT RESOLVED, by the Mayor and Council of the City of Garfield that the appointment of:

Allan Focarino

to the Zoning Board of Adjustment as Alternate #2 for a two-year term beginning January 1, 2026 and ending December 31, 2027 be and is hereby confirmed.

APPROVED: JANUARY 6, 2026

Everett E. Garnto Jr., Mayor

ATTEST: _____
Erin Delaney, MPA, RMC, CMC
City Manager/City Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent
Rigoglioso	X			
Delaney	X			
Kane	X			
Raymond	X			
Garnto	X			

This resolution was approved by the Mayor and Council of the City of Garfield at the Special Meeting held on the 6th day of January 2026. Signed and sealed before me.

Erin Delaney, MPA, RMC, CMC
City Manager/City Clerk

Dated

Deputy Mayor/Mayoral Advisor Raymond made a motion to appoint Alban Gaba in place of Ms. Williams, which was seconded by Councilman Rigoglioso. The motions for Mr. Gaba did not pass.

**CITY OF GARFIELD
BERGEN COUNTY, NEW JERSEY
RESOLUTION R-37-26**

**RESOLUTION BY: MAYOR GARNTO
SECONDED BY: COUNCILMAN DELANEY**

APPOINTMENT OF ZONING BOARD OF ADJUSTMENT ALTERNATE MEMBER

BE IT RESOLVED, by the Mayor and Council of the City of Garfield that the appointment of:

Rosemarie Williams

to the Zoning Board of Adjustment as Alternate #4 for an unexpired term beginning January 1, 2026 and ending December 31, 2026 be and is hereby confirmed.

APPROVED: JANUARY 6, 2026

Everett E. Garnto Jr., Mayor

ATTEST: _____
Erin Delaney, MPA, RMC, CMC
City Manager/City Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent
Rigoglioso		X		
Delaney	X			
Kane	X			
Raymond		X		
Garnto	X			

This resolution was approved by the Mayor and Council of the City of Garfield at the Special Meeting held on the 6th day of January 2026. Signed and sealed before me.

Erin Delaney, MPA, RMC, CMC
City Manager/City Clerk

Dated

**CITY OF GARFIELD
BERGEN COUNTY, NEW JERSEY
RESOLUTION R-38-26**

**RESOLUTION BY: MAYOR GARNTO
SECONDED BY: DEPUTY MAYOR RAYMOND**

RE-APPOINTMENT OF GARFIELD HOUSING AUTHORITY MEMBER

WHEREAS, Edward Dabal has previously served on the Garfield Housing Authority; and

WHEREAS, said term expired in 2025; and

WHEREAS, Mr. Dabal has continued to serve on the Authority;

BE IT RESOLVED, by the Mayor and Council of the City of Garfield that the appointment of:

Edward Dabal

to the Garfield Housing Authority for a five-year term beginning October 19, 2025 and ending October 18, 2030 be and is hereby confirmed.

APPROVED: JANUARY 6, 2026

Everett E. Garnto Jr., Mayor

ATTEST: _____
Erin Delaney, MPA, RMC, CMC
City Manager/City Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent
Rigoglioso	X			
Delaney	X			
Kane	X			
Raymond	X			
Garnto	X			

This resolution was approved by the Mayor and Council of the City of Garfield at the Special Meeting held on the 6th day of January 2026. Signed and sealed before me.

Erin Delaney, MPA, RMC, CMC
City Manager/City Clerk

Dated

**CITY OF GARFIELD
BERGEN COUNTY, NEW JERSEY
RESOLUTION R-39-26**

**RESOLUTION BY: MAYOR GARNTO
SECONDED BY: COUNCILMAN DELANEY**

RE-APPOINTMENT OF LIBRARY BOARD OF TRUSTEES MEMBER

BE IT RESOLVED, by the Mayor and Council of the City of Garfield that the re-appointment of:

Thomas Derr

to the Library Board of Trustees for a five-year term beginning January 1, 2026 and ending December 31, 2030 be and is hereby confirmed.

APPROVED: JANUARY 6, 2026

Everett E. Garnto Jr., Mayor

ATTEST: _____
Erin Delaney, MPA, RMC, CMC
City Manager/City Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent
Rigoglioso	X			
Delaney	X			
Kane	X			
Raymond	X			
Garnto	X			

This resolution was approved by the Mayor and Council of the City of Garfield at the Special Meeting held on the 6th day of January 2026. Signed and sealed before me.

Erin Delaney, MPA, RMC, CMC
City Manager/City Clerk

Dated

**CITY OF GARFIELD
BERGEN COUNTY, NEW JERSEY
RESOLUTION R-40-26**

**RESOLUTION BY: MAYOR GARNTO
SECONDED BY: COUNCILMAN RIGOGLIOSO**

APPOINTMENT OF LIBRARY BOARD OF TRUSTEES MEMBER

BE IT RESOLVED, by the Mayor and Council of the City of Garfield that the appointment of:

Allan Focarino

to the Library Board of Trustees for an unexpired term beginning January 1, 2026 and ending December 31, 2026 be and is hereby confirmed.

APPROVED: JANUARY 6, 2026

Everett E. Garnto Jr., Mayor

ATTEST: _____
Erin Delaney, MPA, RMC, CMC
City Manager/City Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent
Rigoglioso	X			
Delaney	X			
Kane	X			
Raymond	X			
Garnto	X			

This resolution was approved by the Mayor and Council of the City of Garfield at the Special Meeting held on the 6th day of January 2026. Signed and sealed before me.

Erin Delaney, MPA, RMC, CMC
City Manager/City Clerk

Dated

**CITY OF GARFIELD
BERGEN COUNTY, NEW JERSEY
RESOLUTION R-41-26**

**RESOLUTION BY: MAYOR GARNTO
SECONDED BY: DEPUTY MAYOR RAYMOND**

APPOINTMENT OF LIBRARY BOARD OF TRUSTEES MEMBER

BE IT RESOLVED, by the Mayor and Council of the City of Garfield that the appointment of:

Jill Lee

to the Library Board of Trustees for an unexpired term beginning January 1, 2026 and ending December 31, 2027 be and is hereby confirmed.

APPROVED: JANUARY 6, 2026

Everett E. Garnto Jr., Mayor

ATTEST: _____
Erin Delaney, MPA, RMC, CMC
City Manager/City Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent
Rigoglioso	X			
Delaney	X			
Kane	X			
Raymond	X			
Garnto	X			

This resolution was approved by the Mayor and Council of the City of Garfield at the Special Meeting held on the 6th day of January 2026. Signed and sealed before me.

Erin Delaney, MPA, RMC, CMC
City Manager/City Clerk

Dated

**CITY OF GARFIELD
BERGEN COUNTY, NEW JERSEY
RESOLUTION R-42-26**

**RESOLUTION BY: MAYOR GARNTO
SECONDED BY: DEPUTY MAYOR RAYMOND**

RE-APPOINTMENT OF REDEVELOPMENT AGENCY MEMBER

BE IT RESOLVED, by the Mayor and Council of the City of Garfield that the re-appointment of:

Arthur Andreano

to the Redevelopment Agency as Commissioner for a five-year term beginning January 1, 2026 and ending December 31, 2030 be and is hereby confirmed.

APPROVED: JANUARY 6, 2026

Everett E. Garnto Jr., Mayor

ATTEST: _____
Erin Delaney, MPA, RMC, CMC
City Manager/City Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent
Rigoglioso	X			
Delaney	X			
Kane	X			
Raymond	X			
Garnto	X			

This resolution was approved by the Mayor and Council of the City of Garfield at the Special Meeting held on the 6th day of January 2026. Signed and sealed before me.

Erin Delaney, MPA, RMC, CMC
City Manager/City Clerk

Dated

PUBLIC COMMENT

Carmin Breonte, MacArthur Avenue, thanked the council for their support in his re-appointment to the Zoning Board, of which he has served on for almost 30 years and thoroughly enjoys & works hard at.

MAYOR & COUNCIL COMMENTS

Councilman Rigoglioso congratulated the appointees and wished everyone a Happy New Year.

Councilman Delaney congratulated the appointees and commended the City Manager for her explanation of the agenda & smooth running of the meeting.

Deputy Mayor Kane congratulated the appointees and wished everyone a Happy New Year.

Deputy Mayor/Mayoral Advisor Raymond stated that the best man for a job is a woman and commended the City Manager as well. She inquired as to why the Zoning Board Alternate #3 was not moved up. Ms. Raymond shared that she is happy to see Mr. Breonte back on the board and encouraged the board to keep up the good work and use discretion in their approvals for multi-dwellings.

Mayor Garnto wished everyone happy, healthy, and prosperous New Year. He congratulated those individuals that were appointed to boards and noted that Mr. Breonte is an asset to the Zoning Board, to which he was happy to have him re-appointed.

ADJOURNMENT

A motion was made by Councilman Delaney and seconded by Deputy Mayor Kane to adjourn. The motions carried unanimously.

Respectfully submitted,

Erin Delaney, MPA, RMC, CMC
City Manager/City Clerk

These meeting minutes were approved at the January 13, 2026 Work Session meeting of the Mayor & Council.