

**SPECIAL MEETING  
OF THE  
GARFIELD MAYOR AND COUNCIL  
FEBRUARY 11, 2026  
4:00P.M.**

**1. CALL TO ORDER:**

The Special Meeting of the Mayor and Council of the City of Garfield was called to order on Wednesday, February 11, 2026 at 4:01PM via teleconference.

**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 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 and posted on February 9, 2026.

**3. ROLL CALL:**

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

**4. RESOLUTION:**

Prior to voting on the resolution, the City Attorney reviewed the complaint with the Governing Body. He noted that the lot is 100 x 75 and the permitted use/zone is for single families where the applicant was seeking variances to construct 3 townhomes. Deputy Mayor/Mayoral Advisor Raymond inquired about the number of parking spaces and bedrooms as well as the frontage. She suggested that the property owner be brought in for a discussion as opposed to taking legal action, however, it was noted that the property owner was already granted relief by the Zoning Board. Deputy Mayor/Mayoral Advisor then inquired about whether or not the City would technically be responsible for paying both attorneys, to which the answer was yes. Mayor Garnto stated that the Mayor and Council recently changed the zoning in the area and that 3 townhomes is larger than 2 duplexes. The City Attorney then reviewed the chart provided by the Board for the number of variances that were granted, which was a total of 10 – 9 bulk and 1 use variance. Mayor Garnto stated that the Board is aware of the Council’s vision to limit overdevelopment but granted the relief despite this fact. He then inquired about whether or not the Board would be responsible for the cost of the lawyer as written in the compliant. The City Attorney noted that it is included but unlikely. Deputy Mayor/Mayoral Advisor Raymond asked the City Attorney if the Mayor and Council can vocalize their displeasure with the board to which he advised that they cannot when an application is pending but they can generally share their vision and goals. Councilman Delaney then asked if 10 variances are normal/common as he is not familiar with zoning regulations.

R-90-26

Authorizing the City Attorney to Bring an Action Against the City of Garfield Zoning Board of Adjustment Challenging Grant of Variance Relief at 142 Plauderville Avenue Block 145, Lot 27 on the Tax Map of the City of Garfield

**5. PUBLIC HEARING:**

**6. MAYOR & COUNCIL REPORTS:**

**7. ADJOURNMENT:**

Deputy Mayor/Mayoral Advisor Raymond stated that she would have preferred to have the property owner called in to discuss the concerns with the Mayor and Council first in an effort to save on legal fees.

**CITY OF GARFIELD  
BERGEN COUNTY, NEW JERSEY  
RESOLUTION R-90-26**

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

**AUTHORIZING THE CITY ATTORNEY TO BRING AN ACTION AGAINST THE  
CITY OF GARFIELD ZONING BOARD OF ADJUSTMENT CHALLENGING GRANT  
OF VARIANCE RELIEF AT 142 PLAUDERVILLE AVENUE BLOCK 145, LOT 27 ON  
THE TAX MAP OF THE CITY OF GARFIELD**

**WHEREAS**, the Zoning Board of Adjustment for the City of Garfield (“GZBA”) approved a land use application with variances to construct three (3) one-family townhouses on or about October 13, 2025 for the property located at 142 Plauderville Avenue Block 145, Lot 27 (the ‘Property’), which was memorialized into a Resolution on or about December 8, 2025; and

**WHEREAS**, in granting the approval of the application, the Garfield Zoning Board of Adjustment exceeded the scope of its authority and its statutory powers and attempted through the variance process to impose its own view as to the most appropriate use or uses for this particular portion of the City;

**NOW, THEREFORE, BE IT RESOLVED** that the Law Offices of Richard Malagiere, P.C is hereby authorized and directed to bring an action against the Garfield Zoning Board of Adjustment and the owners of the Property in the Superior Court of New Jersey, Bergen County vicinage.

APPROVED: FEBRUARY 11, 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 a Special Meeting held on the 11th day of February 2026. Signed and sealed before me.

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

\_\_\_\_\_  
Dated

**PUBLIC COMMENT**

No one from the public wished to be heard.

**MAYOR & COUNCIL COMMENTS**

There were no Mayor and Council reports.

**ADJOURNMENT**

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

Respectfully submitted,

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

*These meeting minutes were approved at the February 17, 2026 Regular meeting of the Mayor & Council.*