

1

1 CITY OF GARFIELD
 2 GARFIELD REDEVELOPMENT AGENCY
 3 111 Outwater Lane
 Garfield, NJ 07026

4 MINUTES OF MEETING HELD ON
 5 MONDAY, DECEMBER 4, 2017

6 PUBLIC HEARING
 7 THE GARFIELD REDEVELOPMENT AGENCY
 COMMENCING AT 7:00 PM

8 The Meeting was called to order by
 Chairman Andreano at 7:00 PM

9 Chairman Andreano announced
 10 compliance with the Sunshine Law

11 present Pledge of Allegiance recited by all

12 THE FOLLOWING COMMISSIONERS PRESENT:

13 ARTHUR ANDREANO, Chairman
 14 ERNEST ROSOLEN
 15 JOSEPH DELANEY
 16 RAYMOND SIMIONE
 PETER AMADIO
 ANNA SCIACCA
 JOHN EASON

17 ALSO PRESENT:

18 SANTO T. ALAMPI, ESQ.,
 Attorney to the Agency

19 THOMAS J. DUCH, Executive Director

20 DENNIS HARRINGTON, Boswell
 21 Engineering

22 PAT ESPOSITO, Secretary

23

24 BETH CALDERONE, CCR
 25 Certified Court Reporter

3

1 RESOLUTION: PARAGON AGREEMENT TO
 2 EXTEND TO JUNE 4, 2018

3 MOTION FOR EXTENSION BY P. Amadio
 Second by R. Simone

4 ROLL CALL
 5 R. SIMIONE: Aye.
 A. SCIACCA: Aye.
 6 J. EASOM: Aye.
 J. DELANEY: Aye.
 7 P. AMADIO: Aye.
 E. ROSOLEN: Aye.
 8 A. ANDREANO: Aye.

9 (APPROVED)

10 -----

11 VOUCHERS:

12 DeCotiis, Fitzpatrick & Cole, Esqs.,
 Santo T. Alampi, Esq., Beth Calderone, Burgis
 Associates, North Jersey Media

13 MOTION TO APPROVE by E. Rosolen,
 14 Second by A. Sciacca

15 ROLL CALL
 16 R. SIMIONE: Yes.
 A. SCIACCA: Yes.
 17 J. EASOM: Yes.
 J. DELANEY: Yes.
 18 P. AMADIO: Yes.
 E. ROSOLEN: Yes.
 19 A. ANDREANO: Yes.
 APPROVED

20 -----

21 MINUTES: May 1, 2017, August 7,
 2017, October 2, 2017, November 6, 2017.

22 Rosolen MOVED by P. Amadio, Second by E.
 23 Rosolen

24 (MINUTES APPROVED BY UNANIMOUS VOTE)

25

2

1 REQUEST OF EXTENSION (PARAGON)

2 The Principal of the entity PARAGON,
 3 the entity approved as the redeveloper and entered
 into an agreement with the Agency, wishes an
 4 extension of the resolution to June, 2018.

5 As an update on the environmental
 6 cleanup, the seller is injecting the chemicals into
 the ground to help with the last difficult spots of
 7 the property, stating optimistically, the site will
 be developable.

8 The developer began to market in
 9 earnest to potential users to develop the site, the
 thought being putting several pad sites on River
 Road to maybe three on the corner, the eastern
 10 portion along Cambridge. There was recent interest
 from a self-storage facility to purchase the back
 11 portion and had evidenced interest in taking about
 two and a half acres of the six acre site, stating
 12 architectural sensitivity consideration to the
 surrounding area.

13 The site will be brought to a
 14 standard where the slab and the parking lot provide
 what they call engineered controlled.

15 Sampling tests will be taking place
 16 over the course of the year, and a signoff from the
 LSRP will be at the earliest, one year.

17 Plans will be brought before the
 18 Agency and the public will be invited to the
 process, to make their comments and ask their
 19 questions.

20 The sale is contingent upon all
 21 approvals and capping, essentially to prevent any
 further environmental seepage out into the air,
 22 where the property will be cleaned up to the
 satisfaction of the DEP, and at that point a zoning
 23 plan will go into place.

24 (CONSIDERATION OF EXTENSION)

25

4

1 RESOLUTION FOR THE 2018 MEETING
 2 DATES:

3 RESOLUTION moved by R. Simone,
 Second by E. Rosolen

4 ROLL CALL
 5 R. SIMIONE: Yes.
 A. SCIACCA: Aye.
 6 J. EASOM: Aye.
 J. DELANEY: Aye.
 7 P. AMADIO: Aye.
 E. ROSOLEN: Aye.
 8 A. ANDREANO: Aye.

9 (APPROVED)

10 -----

11 RESOLUTION: TO APPROVE THE ANNUAL
 BUDGET

12 MOVED BY J. Delaney, Second by E.
 Rosolen.

13 ROLL CALL
 14 R. SIMIONE: Aye.
 A. SCIACCA: Aye.
 15 J. EASOM: Aye.
 J. DELANEY: Aye.
 16 P. AMADIO: Aye.
 E. ROSOLEN: Yes.
 17 A. ANDREANO: Yes.

18 (APPROVED)

19 -----

19 CERTIFICATION OF THE ANNUAL AUDIT
 20 MOVED BY A. Sciacca, Second by J.
 Easom

21 ROLL CALL
 22 R. SIMIONE: Aye.
 A. SCIACCA: Aye.
 23 J. EASOM: Yes.
 J. DELANEY: Yes.
 24 P. AMADIO: Aye.
 E. ROSOLEN: Ayes.
 A. ANDREANO: Aye.

25 (APPROVED)

1 OPEN TO THE PUBLIC
2 PUBLIC SESSION
3 (NO PUBLIC PRESENT)
4 (BEING NO FURTHER BUSINESS BEFORE
5 THE GARFIELD REDEVELOPMENT AGENCY, THE MEETING
6 ADJOURNED BY UNANIMOUS VOTE 08:10 PM)
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25