

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

5 MINUTES OF MEETING HELD ON
6 MONDAY JANUARY 9, 2017

7 BEFORE:
8 THE GARFIELD REDEVELOPMENT AGENCY

9 COUNCIL CHAMBERS
10 COMMENCING AT 7:00 PM

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

13 Chairman Andreano announced
14 compliance with the Sunshine Law.

15 Pledge of Allegiance recited by all
16 present

17 THE FOLLOWING COMMISSIONERS PRESENT:

18 ARTHUR ANDREANO, Chairman
19 ERNEST ROSOLEN, Vice Chairman
20 MAYOR FRANK CALANDRIELLO
21 JOSEPH DELANEY
22 RAYMOND SIMIONE, absent
23 PETER AMADIO
24 ARTHUR ROTIO
25 FRANK PUZIO

ALSO PRESENT:

FRANK REAGAN, ESQ.,
Attorney to the Agency

THOMAS J. DUCH, Executive Director

DENNIS HARRINGTON
Boswell Engineering

PATRICIA ESPOSITO, Ass't Secretary

BETH CALDERONE, CCR Stenographer

1 VOUCHERS: Beth Calderone, Federal
Express, North Jersey Media Group, DeCotiis,
2 Fitzpatrick & Cole, A. Rotio.

3 Motion offered by J. Delaney,
second by P. Amadio

4 ROLL CALL VOTE

5 A. Rotio: Aye

6 Abstained on voucher/Rotio

7 P. Amadio: Aye

8 J. Delaney: Aye

9 F. Puzio: Aye

10 Vice Chair Rosolen: Aye

11 Chairman Andreano: Aye

12 (APPROVED)

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14 ADOPTION OF BUDGET 2017

15 Adoption of Budget, previously
distributed copies of the 2017 budget.

16 Adoption of procedure this evening,
17 the board received back from the State the actual
document. Roy Riggitano signed the budget for
18 adoption certification which is C6, which is the
adoption.

19 The resolution for adoption, the
annual budget and capital Budget programs for the
20 Garfield Redevelopment January 1, 2017 through
December 31st, 2017 as presented for adoption and
21 appropriations set forth and introduced, budget
including all amendments that were submitted.

22 J. Delaney offered the motion,
second by P. Amadio

23 ROLL CALL ON RESOLUTION

24 A. Rotio: Aye

25 P. Amadio: Aye

 J. Delaney: Aye

 F. Puzio: Aye

 Vice Chair Rosolen: Aye

 Chairman Andreano: Aye

1 OPEN and REVIEW RFQ's:
2 RFQ's will be deferred to the
3 February Meeting after review.

4 REVIEW OF DRAFT AREA IN NEED OF
5 REDEVELOPMENT STUDY:

6 BURGIS ASSOCIATES, Planning
7 Consultants for the City of Garfield discussed the
8 most recent study dated December, 2016 highlighting
9 a narrative analysis that encompasses the
10 development parcels, 6.31 acres in the first Ward
11 on Passaic Street surrounding the Garfield Transit
12 Center, the railroad station.

13 The purpose of the analysis was to
14 determine what if any of those properties qualify
15 an area in need of redevelopment/rehabilitation
16 pursuant to the local redevelopment and housing
17 law.

18 The local redevelopment housing law
19 provides municipalities based upon very stringent
20 statutory criteria the ability to redevelop
21 properties in need of assistance and this process
22 needs to be very clear about what parcels are
23 included and why the parcels are going to be
24 included.

25 So in analyzing parcels, it includes
26 such conditions as site inspections, photographed
27 conditions that were relevant, analyzed zoning,
28 analyzed zoning patterns, consistent zoning
29 patterns, the master plan, and it also included law
30 enforcement actions such as fire violations, zoning
31 violations, construction violations, health
32 violations, anything that would suggest that the
33 properties being studied go into a condition of
34 substandard nature.

35 There needs to be consistency
36 between what the City is doing with their overall
37 planning goals, expressed in the planning
38 documents. Reviewed also was the State's
39 Redevelopment Plan, and all of these factors play
40 into how you determine whether or not parcels are
41 eligible inclusions or not.

1 The study/determination being a very
2 detailed process due to needing to withstand any
3 challenge against any criteria. The local
4 redevelopment and housing law established eight
5 criteria that qualify parcels as being in need of
6 redevelopment detailed on Page 14 of the report.

7 Criteria needs to be met regarding
8 each parcel selection. The Garfield Planning Board
9 conducts a public hearing and notifies the
10 effective property owners. Public notice in the
11 local newspapers need to be advertised and
12 published for hearing.

13 After the hearing held by the
14 Planning Board, the planning board would then adopt
15 a resolution recommending or not recommending the
16 inclusion of the property based on the study to the
17 Council. The Council then would have to adopt a
18 resolution endorsing the recommendations of the
19 planning board.

20 The Redevelopment Agency over the
21 years redeveloped the Vornado Complex, construction
22 of new elementary school and a grant was received
23 to complete the river walk from Monroe to Passaic
24 Streets. The area between the river and the school
25 is an area that can be further studied.

 Additional properties were
discussed/suggested to be studied by the board. A
resolution by the board to the governing body to
give the authority to extend the study.

 Mr. Reagan explained the procedure
to the board and the public, stating the resolution
needs to be passed by the mayor and council
authorizing the study to be prepared on the
extended the area.

 Public meetings will be held
regarding the rehabilitation areas in the mapped
area and redevelopment areas and a resolution for
consideration of further areas to be studied.
Condemnation being a policy decision that the city
will need to determine.

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1 CITIZEN PARTICIPATION

2 ANTHONY MORALES, 99 Passaic Street
3 needed explanation about condemnation, wanted to
4 understand that if there is something, anything in
5 a building that is not in good condition, falls
6 under the heading of condemnation.

7 The board attorney, Mr. Reagan,
8 explained that a study analysis needs to be
9 prepared from the planner in order for properties
10 to qualify as a condemnation redevelopment area, as
11 part of that analysis exterior/interior sections.

12 Mr. Morales restated his question,
13 even though the building doesn't come under the
14 condemnation heading, and being in the
15 redevelopment area, does it still fall under
16 condemnation, if it is in good condition.

17 Mr. Morales stated he does not fully
18 understand the full process. Explained that the
19 building he is in now is part of the yellow area
20 for redevelopment. That building does not fall
21 under condemnation, but it does fall under the
22 redevelopment area. His question to the board, can
23 that building be put under the condemnation heading
24 on that block, even though it's a good building, it
25 stands strong. Mr. Morales understood, if you want
to build up the whole place, that building will
still be taken down, under the condemnation
category.

The response by the board attorney,
yes, but this is subject to the study being
completed, city council taking action.

From a planning perspective if a
great looking building is among the other
properties that do not meet that criteria set forth
in the statute to determine if those properties
qualify, can be included in the area for planning
purposes and designated in the area. The intent
there is, if you have one or two properties in the
middle that you want to include, that's the intent.
It is not being utilized to actually include 12 of
15 properties that don't qualify for the
redevelopment area and designated as redevelopment.

Mr. Morales' building which is part
of the yellow area, part of the redevelopment
reiterated his building does not fall under
condemnation, but falls under redevelopment.

1 Ultimately the plan/study analysis
2 is subject to public hearing, planning board
3 recommendations to the mayor and city council which
4 ultimately take action.

5 Mr. Morales questioned what would be
6 the cause for that good strong building to qualify,
7 having those six buildings on that block, what
8 would qualify or determine condemnation?

9 Mr. Reagan stated the analysis is
10 not done for purposes of determining if a property
11 needs to be condemned. It needs to meet the
12 statute, one or more criteria just for
13 redevelopment, not condemnation.

14 NO FURTHER PUBLIC IN ATTENDANCE

15 There being no further business
16 before the Board, the Garfield Redevelopment
17 Meeting is adjourned @8:30 PM
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