

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

5
6 MINUTES OF MEETING HELD ON
7 MONDAY, FEBRUARY 6, 2017

8
9 BEFORE:
10 THE GARFIELD REDEVELOPMENT AGENCY
11 COMMENCING AT 7:00 PM

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

14 Chairman Andreano announced
15 compliance with the Sunshine Law

16 Pledge of Allegiance recited by all
17 present

18 THE FOLLOWING COMMISSIONERS PRESENT:

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

ALSO PRESENT:

FRANK REGAN, ESQ.,
Attorney to the Agency

THOMAS J. DUCH, Executive Director

DENNIS HARRINGTON, Boswell
Engineering

PATRICIA ESPOSITO, Ass't Secretary

BETH CALDERONE, CCR-Stenographer

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MINUTES:

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Adoption of Minutes:

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November 7, 2016: Offered by E.

Rosolen, Second by F. Puzio

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Minutes approved by Unanimous vote

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Adoption of Minutes:

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December 5, 2016: Offered by E.

Rosolen, Second by A. Rotio

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Minutes approved by Unanimous vote

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9

VOUCHERS: Moved by J. Delaney,
second by A. Rotio

10

ROLL CALL VOTE

11

A. Rotio: Aye

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J. Delaney: Aye

13

F. Puzio: Aye

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R. Simone: Aye

15

Vice Chair Rosolen: Aye

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Chairman Andreano: Aye

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APPROVED AS SUBMITTED

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REORGANIZATION:

20

E. Rosolen nominates/elects Arthur
Andreano for CHAIRMAN, Second by F. Puzio

21

ALL MEMBERS VOTE IN THE AFFIRMATIVE

22

J. Delaney nominates/elects Ernest
Rosolen for Vice Chairman, Second F. Puzio

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ALL MEMBERS VOTE IN THE AFFIRMATIVE

24

J. Delany appoints Thomas Duch for
Executive Director, Second by F. Puzio

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ALL MEMBERS VOTE IN AFFIRMATIVE

26

J. Delaney appoints Thomas Duch as
Secretary, Second by F. Puzio

27

ALL MEMBERS VOTE IN THE AFFIRMATIVE

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F. Puzio appoints Pat Esposito as
Assistant Secretary, Second By R. Simone

29

ALL MEMBERS VOTE IN THE AFFIRMATIVE

1 R. Simione appoints Roy Riggitano as
Financial Officer, Second by F. Puzio
2 ALL MEMBERS VOTE IN THE AFFIRMATIVE

3 -----
4 AMENDED PRELIMINARY AND FINAL SITE
PLAN FOR THE NEW BRIDGELAND WAREHOUSE, LLC

5 A proposed amendment to the
Redevelopment plan is before the board to consider
6 Phase 4, which is consistent with what was approved
in the past concerning the major development of the
7 former warehouse retail Two Guy's site.

8 Vice President of Development and
Construction, Urban Edge properties, parent company
9 New Bridgeland Warehouse, LLC, the retail spinoff
of Vornado, headquartered in Paramus, New Jersey,
10 is before the board to present Phase 4.

11 The first Phase of the project was
Walmart, Applebees and a small retail strip
12 building. Phase Two, Marshall's and McDonalds
located in the northeast corner. Phase three
13 contained the Burlington Coat factory and PetSmart
along with an additional strip of retail all being
successful retail stores in the center.

14 Phase 4 is an additional retail
building on the south side of the site.

15 There was a discussion as to Walmart
in the future considering coming before the board
16 with a new concept where a kiosk would be located
on site for merchandise pickup orders, where the
17 patron would be given a parking spot number to park
and obtain their merchandise. Customers can order
18 online products and then drive to the store,
putting their information into the kiosk and then
19 an employee of Walmart would bring their
merchandise out to the car.

20 The amended application before the
Redevelopment Agency is related to the retail
21 center. Walmart will come in at a later time for
their request.
22
23
24
25

1 Proposed this evening and for
2 consideration by the Garfield Redevelopment Agency
3 is a 15,000 square foot, mirror image of the retail
4 strip existing building, located on the site.

5 The proposal would be targeting
6 small shops of 1,500 to 2,000 square feet, having 7
7 or 8 tenants, adding more small shops, adding
8 diversity to the shopping center.

9 The shopping center supplies
10 adequate parking spaces for the development. The
11 ordinance calls for three and a half spaces per
12 thousand, whereas the center is close to five
13 spaces per thousand. The center is not in need of
14 additional parking.

15 The facade is keeping in context
16 with the main identity of the mall, and sample
17 materials, masonry, darker masonry, trim were shown
18 to the board members.

19 Redevelopment Board Engineer Dennis
20 Harrington stated some concerns regarding the back
21 corner of the building where the truck access is
22 located near Marsellus Place, where people in the
23 neighborhood walk on the dirt area, and recommends
24 to work out a temporary solution for that area,
25 whether widening or striping it to have pedestrians
able to walk safely.

The plan to relocate the sewer line
that comes through the property off Passaic Street
though the easement, relocating it around the
building. Engineer Harrington requested a profile
to be reviewed to make sure hydrologically it all
works.

Bohler Engineering explained to the
board what the applicant is proposing, which is to
redistribute the building's square footage and
impervious coverage that was already approved for
the site, stating it will still be below the
building area for building coverage, and below the
FAR that was approved back in 2007. No increase
over what was there previously. All improvements,
modifications will be contained in the shopping
center, no changes to the perimeter of the
property, or along the river, along the street, no
changes are going to be made.

24

25

1 Applicant will be taking the
2 building footprint south of the Walmart and
3 shifting it to the north into the parking lot. The
4 sanitary line calculations will be reviewed as part
5 of the site plan.

6 Existing at the site, 431 parking
7 spaces in excess of the code will accommodate the
8 15,000 square foot strip. Relocation of utilities
9 and calculations will be supplied, and an easement
10 will be needed and provided.

11 A-1 Colorized Site Plan
12 A-2 Colorized Elevations
13 A-3 Elevation with sample materials.
14 A-4 Photographic rendering

15 A resolution accepting the
16 development of additional retail space in the
17 existing retail center located on Passaic Street,
18 Block 18, Lot 25 and referral of such acceptance to
19 the Garfield Redevelopment Board, providing the
20 construction of 15,000 retail space and related
21 site plan improvement.

22 MOVED BY J. Delaney, Second by E.
23 Rosolen.

24 ROLL CALL
25 COMMISSIONER Delaney: Aye
26 COMMISSIONER Puzio: Aye
27 COMMISSIONER Simione: Aye
28 COMMISSIONER Rotio: Aye
29 VICE Chair Rosolen: Aye
30 CHAIRMAN Andreano: Aye

31 (APPROVED)

32 -----
33 Appointment of Attorney (tabled)

34 Appointment of Auditor
35 LERCH VINCI HIGGINS Motin by E.
36 Rosolen, Second by F. Puzio.
37 ALL IN FAVOR

38 Designation of official Banking
39 Depository: Spencer Savings Bank
40 Motion offered E. Rosolen, Second by
41 F. Puzio.
42 ALL IN FAVOR

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Appointment of Boswell Civil
Engineering, Motion offered A. Rotio, Second by F.
Puzio

ALL IN FAVOR

Appointment of Court Reporter, Beth
Calderone, motion offered by F. Puzio, Second by R
Simione.

ALL IN FAVOR

Appointment of Environmental
(tabled)

Designation of Official Newspaper,
The moved R. Simione, second by E. Rosolen.

ALL IN FAVOR

Appointment of Planner Burgis
Associates, moved by A. Rotio, Second by R.
Simione.

ALL IN FAVOR

Resolution 17-057 approving
additional redevelopment study by Burgis Associates
representing blocks an area in need of
rehabilitation.

ALL IN FAVOR

CITIZENS REMARKS
NO AUDIENCE PRESENT

ADJOURNMENT:
(NO FURTHER BUSINESS GARFIELD
REDEVELOPMENT MEETING ADJOURNED @9:00 PM)