

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

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

MINUTES OF MEETING HELD ON
MONDAY MARCH 6, 2017

BEFORE:
THE GARFIELD REDEVELOPMENT AGENCY

COUNCIL CHAMBERS
COMMENCING AT 7:00 PM

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

Chairman Andreano announced
compliance with the Sunshine Law.

Pledge of Allegiance recited by all
present

THE FOLLOWING COMMISSIONERS PRESENT:

ARTHUR ANDREANO, Chairman
ERNEST ROSOLEN, Vice Chairman
JOSEPH DELANEY
RAYMOND SIMIONE
PETER AMADIO
ARTHUR ROTIO
FRANK PUZIO, absent

ALSO PRESENT:

FRANK REAGAN, ESQ.,
Attorney to the Agency

THOMAS J. DUCH, Executive Director

DENNIS HARRINGTON, Boswell
Engineering

PATRICIA ESPOSITO, Ass't Secretary

MAYOR FRANK CALANDRIELLO

BETH CALDERONE, CCR Stenographer

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

FLAG SALUTE

VOUCHERS: Beth Calderone, North
Jersey Media, DeCotiis, Fitzpatrick & Cole.
Motion offered by A. Rotio, Second
by E. Rosolen.

ROLL CALL VOTE

A. Rotio: Aye
J. Delaney: Aye
R. Simone: Aye
Vice Chair Rosolen: Aye
Chairman Andreano: Aye
(APPROVED)

PRESENTATION/DISCUSSION of a parking
garage along the Passaic Street Corridor in the
Redevelopment area.

The foundational aspect of
redevelopment is determining the proper parking
solution for a redevelopment area, once the area in
need of redevelopment investigation is complete,
that would be the proper time to consider what's
being contemplated.

Peter Cornell, Pike Development,
being a 150 year old private business family owned
fifth generation company building parking garages
all over the country, presented a diagram showing a
parking garage at a dimension of 185 feet X 298
feet, three-story housing 468 parking spaces at a
35 foot tall height. A four-story parking garage at
46 feet in height, housing 614 spaces. There was
some discussion as to whether or not there could be
a possibility of building apartments above the top
of the garage if known in advance what the loads
would be and that could be accommodated within the
basic parking structure.

From a financing perspective,
interesting things are happening in the financing
environment, short term monies at a very low
interest rates, for a term of seven years, 3.4
percent today fixed with seven year term, with
buyout at end of term.

Pike has no problem in owning
financing and leasing, whether it is 5 years, 7
years, 15 or 20 years, it is what works best for
the community.

1 BURGIS ASSOCIATES UPDATE ON
2 REDEVELOPMENT STUDY

3 In January, Burgis Associates
4 presented a draft preliminary investigation for
5 potential redevelopment area of Passaic Street.
6 Blocks were mapped and provided for by resolution
7 authorizing the study for blocks 3401, 3101, 3102,
8 2402, 3402, 4802. Since that time it was discussed
9 whether or not additional property or potential
10 other areas in need of redevelopment to be included
11 in the study. Specifically, the Triangle Building
12 on Summerset and Block 3102 and remainder of Block
13 2401. The parcels were revisited. The overall
14 achievement is to try to create an energetic center
15 surrounded by transit oriented villages.
16 Consideration was given to the goals of the master
17 plan, and objectives of the Garfield Master Plan
18 and what the area could sustain.

19 Second resolution basically
20 authorizes two or three more parcels, nine
21 additional blocks to be studied. The study and
22 analysis brought upon an investigation and
23 documents, taking it to the next level as potential
24 areas in redevelopment as opposed to
25 rehabilitation.

 When you look at properties under
rehab it is not as stringent, you could designate an
entire area based on age. If you have housing stock
and infrastructure that's over 50 years old, it
qualifies. The distinction between a redevelopment
area and rehab area, under redevelopment you have
the ability to utilize eminent domain.

 As the planner will be proceeding
expeditiously, they will be going out
investigating, taking the necessary photos, going
through property records available through the data
base and will proceed on an immediate
investigation. The planning board will hold a
public hearing when the analysis is completed.

21

22

23

24

25

1 RESOLUTION appointing L2A Land
 Design LLC. MOTION moved by P. Amadio, Second by E.
 2 Rosolen.

3 ROLL CALL VOTE

A. Rotio: Aye

4 J. Delaney: Aye

P. Amadio: Aye

5 R. Simione: Aye

Vice Chair Rosolen: Aye

6 Chairman Andreano: Aye

7 RESOLUTION APPOINTING Santo Alampi,
 Attorney to the Agency, handling meetings and any
 8 special meeting, meeting preparation and
 preparation of resolutions.

9 RESOLUTION APPOINTING Frank Reagan
 as special counsel handling the on-going
 10 redevelopment plan and negotiations.

11 Offered by P. Amadio, second by J.
 Delaney.

ROLL CALL VOTE

12 A. Rotio: Aye

J. Delaney: Aye

13 P. Amadio: Aye

R. Simione: Aye

14 Vice Chair Rosolen: Aye

Chairman Andreano: Aye

15 (APPROVED)

16 RESOLUTION:

17 EXTENSION PARAGON REALTY 90 DAYS

Motion offered by R. Simione,

18 Second by A. Rotio

19 ROLL CALL VOTE

A. Rotio: Aye

20 J. Delaney: Aye

P. Amadio: Aye

21 R. Simione: Aye

Vice Chair Rosolen: Aye

22 Chairman Andreano: Aye

23 (APPROVED)

24 THERE BEING NO FURTHER BUSINESS, THE
 MEETING IS ADJOURNED BY UNANIMOUS VOTE @8:30 PM

25