

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

MINUTES OF MEETING HELD ON
MONDAY, MAY 1, 2017

BEFORE:
THE GARFIELD REDEVELOPMENT AGENCY
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, absent
- PETER AMADIO
- ARTHUR ROTIO
- FRANK PUZIO, absent

ALSO PRESENT:

- SANTO ALAMPI, 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:

ADOPTION of MINUTES:

January 9, 2017
February 6, 2017
March 6, 2017

Offered by Vice Chair Rosolen,
Second by A. Rotio

MINUTES APPROVED BY UNANIMOUS VOTE

The Garfield Redevelopment received a copy of the audit report by Roy Riggitano for the year ending December 31, 2016 and December, 2015. The law requires the auditor to review the report with the commission. Expenses remain the same, all the requirements were met by law. The Agency is running efficiently, revenue is coming in, and will be appropriated properly.

J. Delaney MOVED TO APPROVE the audit, second by A. Rotio

ROLL CALL VOTE

A. Rotio: Yes.
P. Amadio: Yes.
J. Delaney: Yes
Vice Chair Rosolen:
Chairman Andreano: Yes.

BURGIS ASSOCIATES UPDATE ON REDEVELOPMENT STUDY

John Szabo, Planner, stated that he completed the analysis of the project area that was designated by the governing body for the study. 6.31 acres, the area encompassed Palisade Avenue to the west, Passaic Street to the south, Midland and Atlantic Avenue to the east. And the significance of the study area, it is immediately surrounding the Garfield Train Station. The study area, in fact, satisfies the criteria for inclusion designated as a redevelopment area.

1 Subsequently, the Governing body
2 adopted a Resolution to expand the study area,
3 additional blocks and parcels generally located
4 west to the railway, including some streets down to
5 River Road. These additional properties more than
6 doubled the original study area and increased the
7 number of parcels by two-thirds, which requires a
8 great deal of analysis when trying to satisfy for
9 the local development housing, and to determine
10 whether these parcels, in fact, can be included or
11 not.

12 The analysis of the additional 65
13 parcels to be studied, lot by lot, include a review
14 of various materials, zoning reports, code
15 enforcement, fire code. The planner felt the
16 commission can proceed with the submitted study
17 outlined in the report for redevelopment
18 designation and as outlined on the map.

19 RESOLUTION 2017-15 Resolution
20 supporting and recommending adoption of the area in
21 need of redevelopment study condemnation
22 redevelopment area First Ward Study area.

23 A. Rotio offers the MOTION
24 supporting the recommendation, second by Vice Chair
25 Rosolen

ROLL CALL

A. Rotio: Yes.

P. Amadio: Yes.

J. Delaney: Yes

Vice Chair Rosolen:

Chairman Andreano: Yes.

CITIZENS REMARKS

Several members of the public
expressed their concerns regarding their property
nearby or within the study area. As requested by
the citizen, the study prepared by the planner will
be posted on the website for the public's review.

The Planner will continue to study
the added parcels for potential inclusion and will
complete the study for the commissioner's review.

1
2 Board attorney, Santo Alampi
3 explained to the public the multi-step process by
4 which the city planning board will need to conduct
5 public hearings and notice to the citizens will be
6 required by statute. The additional parcels
7 recommended by the governing body to be included in
8 the study area, all properties within the study
9 area, public notice is required. And notice of the
10 planning board meeting, open to the public, will be
11 advertised in the newspaper when the public
12 hearings are scheduled to be heard before the
13 Planning Board.

14 The resolution recommends the city
15 planning board to conduct studies through the
16 planner. A report will be issued to the Mayor and
17 Council. The Mayor and Council having the
18 authority to designate an area in need of
19 redevelopment.

20
21 There being no further business
22 before the board, a motion offered by Vice Chair
23 Rosolen, seconded by P. Amadio to adjourn said
24 meeting.

25 ALL MEMBERS VOTE IN THE AFFIRMATIVE

(MEETING ADJOURNED @7:35 PM)