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

MINUTES OF MEETING HELD ON
 MONDAY, JULY 10, 2017

PUBLIC HEARING
 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
 PETER AMADIO, absent
 ANNA SCIACCA
 JOHN EASOM

ALSO PRESENT:

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

THOMAS J. DUCH, Executor Director

DENNIS HARRINGTON, Boswell
 Engineering

PAT ESPOSITO, Secretary

BETH CALDERONE, CCR
 Certified Court Reporter

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A letter submitted by Paragon
 Realty, regarding the Kalama site, located at the
 corner of Monroe and River Road, Paragon Realty,
 the redeveloper of that site provided, in writing,
 an update of the on-going dialogue with the seller
 and other responsible parties regarding the two
 newly identified areas of contamination, whereas at
 this time, they are performing field investigations
 and soil samplings and analysis. Remediation is
 likely. They are considering a mixed commercial use
 for the site.

RESOLUTION FOR EXTENSION OF TIME
 PARAGON REALTY SIX MONTH EXTENSION

MOVED by E. Rosolen, Second by
 R. Simone

ROLL CALL
 J. Delaney: Aye
 R. Simone: Aye
 A. Sciacca: Aye
 J. Easom: Aye
 E. Rosolen: Aye
 A. Andreano: Aye.

(APPROVED)

Mr. Harrington reviewed with the
 board, HP GARFIELD, the Rental office for the
 apartments are open. The City also received the
 second payment of the \$1.8 million and it will be
 applied to the new police station.

Meridia Transit Crossing site, they
 completed the sanitary sewer replacement on site.
 The water system, the public system
 line in Walnut Street was submitted as a six inch
 line, according to the DEP, the line may be a four
 inch line, it was agreed to allow the developer to
 continue to construct the improvements and after
 completion, they will be required to retest to make
 sure they achieve the one thousand gallons per
 minute to comply with the required fire code.

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VOUCHERS: Ratification of June 12,
 2017 vouchers.

MOTION TO accept by J. Delaney,
 Second by E. Rosolen

ROLL CALL
 J. Delaney: Aye
 R. Simone: Aye
 A. Sciacca: Aye
 J. Easom: Aye
 E. Rosolen: Aye
 A. Andreano: Aye

(APPROVED)

Mr. Duch acknowledged Pastor Blair
 and members of the congregation in the audience
 regarding their inquiry as to the parish being in
 the effective study area. Public Notices were sent
 out to the public regarding the July 27th, 2017
 Planning Board meeting to hear a comprehensive
 presentation given by the Town Planner, and for
 public participation/questions regarding the
 potentially effective areas.

Mr. Duch discussed additional
 redevelopment opportunities, a possibility of
 designating the Old Fire Company No. 3 site, Grant
 Street to Williams Street as an area in need of
 redevelopment. If the Planner's study reveals the
 area of the railroad track to be an area in need of
 redevelopment, the Veterans home could be located
 and expanded on the old Willard Street Firehouse
 site.

Additionally, 141 Lanza Avenue,
 Central Bergen Properties, a large parcel of
 property, having a potential of going forward for a
 project.

The redevelopment items will be
 discussed at the next meeting of the Mayor and
 Council, and once the mayor and council act, it
 will eventually be back before the Redevelopment
 Agency.

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PUBLIC PARTICIPATION

MEETING OPEN TO THE PUBLIC CITIZENS

Mike Dennis, Palisade Avenue, member
 of the public expressed concern about chromium,
 citing past newspaper articles dating back to 2012.
 A concern that it may come up to the water table,
 or where chromium starts to spread underground.
 Having a well near his residence, he feels the well
 has not been tested in years and wanted to know if
 there is a plan in place, if any problem were to
 arise.

Mr. Duch stated they will rely on
 the EPA, and their professionals.

(BEING NO FURTHER BUSINESS BEFORE
 THE REDEVELOPMENT AGENCY, the hearing is adjourned
 by Unanimous Vote (7:40 PM))