

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

MINUTES OF MEETING HELD ON  
MONDAY, OCTOBER 2, 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, Absent  
JOSEPH DELANEY, Absent  
RAYMOND SIMIONE  
PETER AMADIO  
ANNA SCIACCA  
JOHN EASOM

ALSO PRESENT:

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

THOMAS J. DUCH, Executive Director  
(Absent)

ROY RIGGITANO, Treasurer

DENNIS HARRINGTON, Boswell  
Engineering

PAT ESPOSITO, Secretary

BETH CALDERONE, CCR  
Certified Court Reporter

1  
2 VOUCHERS: SEPTEMBER/OCTOBER  
3 DeCotiis, Fitzpatrick & Cole, Esqs.,  
4 Santo T. Alampi, Esq., Beth Calderone, Burgis  
5 Associates, North Jersey Media, reimbursement to  
6 the City for 2017 South.

7 MOTION TO APPROVE by P. Amadio,  
8 Second by R. Simione

9 ROLL CALL

10 A. Andreano: Aye  
11 P. Amadio: Aye  
12 R. Simione: Aye  
13 A. Sciacca: Aye  
14 J. Easom: Aye

15 (APPROVED)

16 -----  
17 OLD BUSINESS:

18 Dennis Harrington, Boswell  
19 Engineering, updated the board regarding the  
20 Meridia Transit Crossing project. The water main  
21 work has been completed from Schley to Walnut.  
22 The fire flow protection test needs  
23 to be completed.

24 Mr. Harrington stated Boswell  
25 Engineering was contacted by Muscarelle Daycare,  
apparently there an agreement with Meridia Transit  
Crossing which differed from the site plan that the  
Agency is working with today. There was a private  
agreement entered into years ago for improvements  
on their property, including the 50 foot extension  
of Walnut to the Meridia property to grant access  
from Walnut. There were some differences in the  
plan which included reduction of parking on the  
upper parking lot, which is the parking area that's  
being improved closet to the daycare center. Some  
landscaping was not shown on the current site plan.

1 Meridia's engineers will revise the  
 2 plans to address the concerns of the Muscarelle  
 3 Daycare Center, including the two large Oak trees  
 4 which were intended to be preserved by the site  
 5 plan, and moving the driveway away from those trees  
 6 which led to elimination of some parking spaces.

7 There will need to be a dedication  
 8 to the City of Garfield to extend Walnut Street to  
 9 the Meridia property. This will not impede the  
 10 progress of the project.

11 Mr. Santo Alampi, attorney to the  
 12 board, stated the extension of Walnut Street was  
 13 understood and contemplated during the planning  
 14 board hearings, while private in nature, the  
 15 Muscarelle Daycare owned that portion of the land,  
 16 and there was an agreement and an easement between  
 17 Meridia Transit and Muscarelle. That portion of the  
 18 property would be dedicated to the City. All of  
 19 that was contemplated, disclosed, understood and  
 20 documented properly, including the Council having  
 21 to take dedication of that street. The County of  
 22 Bergen will then be made aware of the extension  
 23 when work is completed.

24 -----  
 25 RESOLUTIONS: None.

26 CORRESPONDENCE: Planning Board  
 27 Meeting date October 26, 2017.

28 CITIZENS REMARKS

29 Meeting was opened to the public for  
 30 public comment.  
 31 No members of the public were in  
 32 attendance.

33 -----  
 34 THERE BEING no further business  
 35 before the Agency, the meeting was moved for  
 36 adjournment by P. Amadio, Second by J. Easom.

37 (ALL MEMBERS RESPONDED IN THE  
 38 AFFIRMATIVE)

39 The Garfield Redevelopment meeting  
 40 adjourned @ 7:15 PM.

41 (NEXT MEETING OF THE GARFIELD  
 42 REDEVELOPMENT AGENCY NOVEMBER 6, 2017)