

Garfield Redevelopment Agency

May 7, 2018

Minutes of Public Meeting

Chairman Andreano called the meeting to order at 7:00 pm. Chairman Andreano announced compliance with the Sunshine Law

Notice of the time, date and place of this meeting has been provided at least 48 hours in advance (1) by publication in The Herald News and in The Bergen Record both of which are official newspapers of the City of Garfield; (2) by posting of the Notice of meeting on the Community Bulletin Board at the municipal building and (3) by filing a copy of the Notice with the City Clerk.

The following Commissioners were present: Commissioner Arthur Andreano; Commissioner Ernest Rosolen, Commissioner Joseph Delaney, Commissioner John Easom, Commissioner Anna Sciacca, Commissioner Peter Amadio.

Commissioner Raymond Simione was absent.

The following were also present: Santo T. Alampi, Esq. – attorney to the Agency; Thomas J. Duch – Executive Director; Dennis Harrington – Boswell Engineering; Pat Esposito – Secretary Beth Calderone – Certified Court Reporter; Roy Riggitano – CFO.

The First Agenda item were the April 2018 Bills presented for payment.

Commissioner Rosolen introduced a motion pay all the April 2018 Bills of the Agency, which was seconded by Commissioner Amadio and voted unanimously by those eligible to vote.

The Next Agenda item was Old Business.

Mr. Riggitano' review the Audit of the Agency with the Commissioners. He indicates that Agency operating well. Mr. Riggitano mentioned the increase in budget was credited to the new phase of redevelopment moving forward and a lot of new projects.

Meridia Update:

Mr. Harrington provided an update on the Meridia Project. During his presentation, Mr. Harrington advised that buildings are coming along, underground work is completed and the Project is moving into final landscaping; working on rain gardens; applying for final inspections on Building B and tenant; will start occupying the building. Finally, the site plan issues involving Muscarelle have been resolved.

Vornado Redevelopment Site Update:

Mr. Duch advised the Agency that he has recently learned that Vornado will not be bringing the kiosk operation next to Walmart, and rather Vornado will seek to construct the original plan permitting them to put 18,000 sq. ft. of retail that connects to Walmart.

The Next Agenda item was New Business.

The first agenda item was the approval of the Minutes of the January 18, 2018 meetings of the Board. Vice Chair Rosolen introduced a motion to approve the Minutes meeting of the Agency, which was seconded by Commissioner Easom and voted unanimously by those eligible to vote. Commissioners Delaney and Amadio abstained. Commissioner Simone was absent.

Next item was the approval of the Minutes of the February 5, 2018 meetings of the Board. Commissioner Easom introduced a motion to approve the Minutes meeting of the Agency, which was seconded by Vice Chair Rosolen and voted unanimously by those eligible to vote. Commissioner Simone was absent.

Next item was the approval of the Minutes of the March 5, 2018 meetings of the Board. Commissioner Amadio introduced a motion to approve the Minutes meeting of the Agency, which was seconded by Commissioner Sciacca and voted unanimously by those eligible to vote. Commissioner Delaney abstained and Commissioner Simone was absent.

Next item was the request by Mr. Robert Halsch of Greater Bergen Action that the Agency recommend that the City Council authorize the Planning Board examine 95-109 Passaic Street as a non-condemnation redevelopment area. Mr. Halsch discussed the Randazzo Bank Building site (owned by Greater Bergen) as a small setting; very environmentally unfriendly. Mr. Halsch discussed the potential of new development on Passaic Street that the Randazzo Building, will apply to build residential units on that site with a small amount of commercial space; about 44-48 residential units with approx. 2,000 sq. ft. office/retail space; looking to move forward with this residential site while saving the façade of the building. Mr. Halsch addressed numerous questions from Commissioners with regards to this project.

Commissioner Delaney introduced a motion to approve a Resolution to recommend the City Council authorize the Planning Board to examine non-condemnation redevelopment, which was seconded by Vice Chair Rosolen and voted unanimously by those eligible to vote. Commissioner Simone was absent.

The Next Agenda item was Public Participation.

Commissioner Easom made a Motion to go into Public Session, which was seconded by Vice Chair Rosolen. All Commissioners voted affirmatively, except for Commissioner Simione, who was absent.

Ms. Joan Bennis asked a question about when do residents get a Notice of hearings regarding Redevelopment. Santo T. Alampi, Esq. explained that there are many procedural components to redevelopment, including Notice of Specific Public Hearings. Notifications will be mailed in accordance with law, that no meetings or hearings will take place without Notice. Public meeting will take place, but numerous studies will have to be prepared prior to those Public Hearings.

It was decided to cancel June 4th meeting and to have one on June 11th, if necessary.

Vice Chair Rosolen made a Motion to close the meeting, which was seconded by Commissioner Sciacca. All Commissioners voted affirmatively, except for Commissioner Simione, who was absent.

The meeting adjourned at approximately 7:50 pm

Respectfully Submitted,

Santo T. Alampi