

# Garfield Redevelopment Agency

February 4, 2019  
Minutes of Public Meeting

Chairman Arthur 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: Chairman Arthur Andreano, Commissioner Raymond Simone, Commissioner Joseph Delaney, Commissioner Peter Amadio, Commissioner John Eason, and Commissioner Daniel Rigoglioso. Commissioner Anna Sciacca was absent.

The following were also present: Santo T. Alampi, Esq. – Attorney to the Agency; Thomas J. Duch – Executive Director; Dennis Harrington, PE, - Agency Engineer; Pat Esposito – Secretary; Beth Calderone – Certified Court Reporter.

## **The First Agenda Item was New Business.**

The first item of New Business was the approval of the Minutes of the January 7, 2019 meeting of the Board. Commissioner Eason introduced a motion to approve the meeting minutes of the Agency, which was seconded by Commissioner Daniel Rigoglioso and voted unanimously by those eligible to vote.

The second item of New Business was the Re-Organization of Board. Commissioner Peter Amadio nominated Arthur Andreano for Chairman which was seconded by Commissioner John Eason, no other nominations for Chairman were made and the nominations were closed. The nomination was voted unanimously by those eligible to vote.

Chairman Arthur Andreano nominated Peter Amadio for Vice-Chairman which was seconded by Commissioner Joseph Delaney, no other nominations for Vice-Chairman were made and the nominations were closed. The nomination was voted unanimously by those eligible to vote.

The next item of New Business was Mr. Duch's report to the Board. Mr. Duch informed the Board that the Benecke Redevelopment Investigation Study/Report for the properties identified as Block 14.02; Lot 4.01 (100 Passaic Street) and Block 23, Lots 25, 28 and 29 (99 Passaic Street; 103 Passaic Street; 95 Passaic Street) had been completed and was thereafter the subject of a Public Hearing before the Planning Board. The report presented indicates that the properties identified in the report satisfy the statutory requirements as an area in need of redevelopment. The Planning

Board has heard all testimony regarding the study and a resolution should be introduced at the next Planning Board Meeting.

Dr. Donna Koch emailed Mr. Duch on January 31, 2019 regarding her properties identified as 297 and 301 Passaic Street indicating that she was interested in re-developing those properties and inquiring about a designation of redevelopment. Mr. Duch responded to Dr. Koch that with her consent the Mayor and Council could authorize a Non-Condensation Study. Mr. Duch indicated that other property owners along Passaic Street have reached out expressing interest in possible redevelopment. Chairman Andreano confirmed that Dr. Koch properties were closer to the Lodi Town Boarded and Mr. Duch confirmed they were.

**The Next Agenda item was the February 2019 Bills presented for payment.**

Commissioner Amadio introduced a motion pay all the February 2019 Bills of the Agency, which was seconded by Commissioner Rigoglioso and voted unanimously by those eligible to vote.

**The Next Agenda item was Public Participation.**

Commissioner Adadio made a motion to open to public, which was seconded by Commissioner Simone and voted unanimously by those eligible to vote. Joan Banez of 20 Hepworth Place spoke. Ms. Banez commented about redevelopment along Passaic Street, whether the study discussed tonight meant the properties were going to be taken and/or developed.

No other member of the Public spoke and Commissioner Simone made a motion to close to public, which was seconded by Commissioner Easom and voted unanimously by those eligible to vote.

The meeting adjourned at approximately 7:30 pm. Next meeting is March 5, 2019.

Respectfully Submitted,

Santo T. Alampi