

# Garfield Redevelopment Agency

April 1, 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 Peter Amadio, Commissioner Anna Sciacca, Commissioner John Easom. Commissioner Daniel Rigoglioso arrived at 7:12 p.m. Commissioner Joseph Delaney and Commissioner Raymond Simione were absent.

The following were also present: Roy Riggitano, CFO; Santo T. Alampi, Esq. – Attorney to the Agency; 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 March 4, 2019 meeting of the Board. Commissioner Easom introduced a motion to approve the meeting minutes of the Agency, which was seconded by Commissioner Peter Amadio and voted unanimously by those eligible to vote.

The second item of New Business was Application for a Deviation from the Redevelopment Plan by River Edge at Garfield, LLC. Christos J. Diktas, Esq. appeared on behalf of the Applicant. Mr. Diktas stated that the applicant is the successor-in-interest to HP Garfield Investment, LLC the redeveloper for the property formerly known as the Garden State Paper Site and subject to the Garden State Paper Redevelopment Area and Plan. Mr. Diktas presented the application, in which the applicant was seeking to deviate from the Redevelopment Plan whereby modifying and repurposing the interior layouts of multiple units from their current use as a sales office and fitness center into residential units. The result of the reconfiguration is that the total unit count will increase from 50 to 52 units in the 200 Autumn Lane Building and from 50 to 52 units in the 600 Autumn Lane Building. Additionally, the superintendent unit designations will be removed in both buildings. As the Redevelopment Plan restricted the unit count to 50 units per building and 52 units were now being proposed, albeit within the footprint of the existing buildings, a deviation from the redevelopment plan was required.

At the conclusion of all testimony, Commissioner Peter Amadio made a motion to approve the River Edge at Garfield, LLC Deviation Application which was seconded by Commissioner John Easom and voted unanimously by those eligible to vote.

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

Commissioner Anna Sciacca introduced a motion pay all the April 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 Amadio made a motion to open to public, which was seconded by Commissioner Easom and voted unanimously by those eligible to vote.

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

Commissioner John Easom made a motion to close the meeting, which was seconded by Commissioner Daniel Rigoglioso and voted unanimously by those eligible to vote. The meeting adjourned at approximately 7:30 p.m. Next meeting is May 6, 2019.

Respectfully Submitted,

Santo T. Alampi