

# Garfield Redevelopment Agency

June 3, 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 John Easom, Commissioner Daniel Rigoglioso. Commissioner Anna Sciacca arrived at 7:15 p.m. Commissioner Joseph Delaney and Commissioner Peter Amadio were absent.

The following individuals were also present: Santo T. Alampi, Esq. – Attorney to the Agency; Francis X. Regan, Esq. – Special Counsel to the Agency; Roy Riggitano – Chief Financial Officer; Pat Esposito – Secretary; Dennis Harrington - PE, - Agency Engineer and Beth Calderone – Certified Court Reporter.

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

Roy Riggitano discussed the audit of the Agency. Mr. Riggitano advised that there is \$520,000 in assets and \$10,000 in liabilities. Mr. Riggitano commented that it is imperative that all vouchers from professionals be signed by the professionals in order for payment of the vouchers.

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

The first item of New Business was the approval of the Minutes of the May 6, 2019 meeting of the Board. Commissioner John Easom introduced a motion to approve the meeting minutes of the Agency, which was seconded by Commissioner Raymond Simone and voted unanimously by those eligible to vote.

The second item of New Business was the presentation of the proposed Redevelopment Plan for 99 & 100 Passaic Street by Benecke Economics. Mr. Benecke discussed the purpose and objectives of the plan. Mr. Benecke explained that the two main objectives of the plan are to promote economic development and turnaround the deteriorating property conditions. The plan is consistent with a comprehensive strategy creating residential opportunities to take advantage of mass transit access situated within 500 feet of a train platform with access to New York City. The Plan contemplates a minimum lot size of 3,000 square feet, maximum height of 72 ft., a maximum number of dwelling units of 105 and 1 parking space per unit provided on-site. A motion to

recommend adoption of the Redevelopment Plan by the Governing Body was made by Commissioner John Easom, seconded by Commissioner Rigoglioso and voted unanimously by those eligible to vote.

The next item of business was Mr. Schaevitz's Request for Extension with regard to the Kalama Site. The Agency is familiar with Mr. Schaevitz and his continued pursuant of the clean-up and monitoring of the site. The Agency asked what would happen if the extension was not granted. Mr. Regan, advised the Agency that should the request not be granted, Mr. Scheavitz would no longer be the designated re-developer of the site and the future of the site would be unknown. Mr. Regan reminded the Agency that while Mr. Schaevitz is the contract purchaser and the designated re-developer, he does not own the property and that it is Mr. Regan understanding that Mr. Scheavitz does not have to close on the property until the clean-up is at a certain point and until certain re-development approvals are in place. A motion to was made by Commissioner John Easom to approve the extension which was seconded by Commissioner Anna Sciacca and voted unanimously by those eligible to vote.

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

The June 2019 Bills were presented for payment. Commissioner John Easom introduced a motion pay all the June 2019 Bills of the Agency, which was seconded by Commissioner Daniel Rigoglioso and voted unanimously by those eligible to vote.

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

Commissioner Raymond Simione made a motion to open to public, which was seconded by Commissioner Anna Sciacca and voted unanimously by those eligible to vote.

Mr. Denistram of 104 Palisades Avenue spoke regarding Passaic Street. Mr. Denistram voiced concern about flooding on Passaic Street as well as the condition of the NJ Transit Trestle across Passaic Street. No other member of the public appeared.

Commissioner Anna Sciacca made a motion to close the meeting, which was seconded by Commissioner Raymond Simione and voted unanimously by those eligible to vote. The meeting adjourned at approximately 8:00 p.m. Next meeting is July 1, 2019.

Respectfully Submitted,

Santo T. Alampi