

# Garfield Redevelopment Agency

## MINUTES

Monday, March 3, 2025

7:00 PM Meeting

### 1. CALL TO ORDER

The Garfield Redevelopment Agency meeting for Monday, March 3, 2025, was called to order at 7:00PM.

### 2. SECRETARY'S OPENING STATEMENT RE: SUNSHINE LAW

Notice of the time, date, and place of this meeting has been provided at least 48 hours in advance and in accordance with the applicable New Jersey statutes: (1) by publication in The Herald News and The 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.

### 3. FLAG SALUTE

### 4. ROLL CALL

In attendance were Commissioners Calandriello, Easom\*, & Garnto, Vice-Chairman Amadio, and Chairman Andreano, therefore, there was a quorum. Also, in attendance were: Erin Delaney – Redevelopment Agency Secretary, Michael Muniz – Agency CFO, Richard Malagiere – Agency Attorney, Denise Ingui – Redevelopment Agency Assistant Secretary, Louis Aloia – Agency Executive Director, and Stenographer Beth Calderone.

*\*Commissioner Easom arrived at 7:01PM.*

### 5. APPROVAL OF MEETING MINUTES

Commissioner Calandriello inquired about whether or not his voting record was reflected elsewhere as it was not reflected in the minutes. Agency Secretary Delaney advised that his voting record would be reflected in the individual resolutions.

Vice-Chairman Amadio made a motion to approve the February 3, 2025 Regular Meeting minutes which was seconded by Commissioner Calandriello. The motions carried unanimously by those present.

### 6. OLD BUSINESS

There was no old business.

### 7. VOUCHERS

Agency CFO Muniz advised that he just obtained access to the Agency's account earlier in the day. Agency Secretary Delaney advised that the vouchers can be submitted and approved via e-mail later in the week.

## **8. APPOINTMENTS**

- 2025-09 Resolution Appointing Engineer – Boswell Engineering
- 2025-10 Resolution Appointing Planner – DMR Architects
- 2025-11 Resolution Appointing Executive Director – Louis Aloia

## **9. RECOMMENDED ACTION BY COUNSEL**

There was no recommended action by counsel.

## **10. CONSENT AGENDA**

Commissioner Calandriello requested that the single resolution approving salaries be separated by position. He noted that he felt the secretary salaries were too top heavy and inquired about the establishment of two secretaries as he previously sat on the Agency and there was only one. Agency Secretary Delaney advised that she could look into when this was established, however, two secretaries were in place upon Ms. Ingui and herself taking on their roles. She noted that it is her understanding that former Secretary, Mr. Duch, wanted to alleviate some of his duties and offered a portion of his salary to his Assistant so that they could take over some of said duties. Ms. Delaney also informed the Agency that the salaries have not been increased for several years. Chairman Andreano stated that, in his experience, both secretaries work hard and are oftentimes busy with work related to the Agency.

- 2025-12 Establishing 2025 Salary for CFO
- 2025-13 Establishing 2025 Salary for Assistant Secretary
- 2025-14 Establishing 2025 Salary for Secretary
- 2025-15 Establishing 2025 Salary for Executive Director

## **11. CORRESPONDENCE**

There was no correspondence.

## **12. CITIZENS REMARKS**

Vice-Chairman Amadio made a motion to open to the public, which was seconded by Commissioner Easom. The motions carried unanimously by those present.

Denise Ingui, Park Avenue, advised that she wanted to clear up what the secretaries do as it goes beyond attending Agency meetings. She said that the files are tremendous and that the secretaries work hard. Ms. Ingui also noted that she spoke to the former Assistant Secretary who confirmed there has not been an increase in salaries.

Commissioner Garnto made a motion to close to the public, which was seconded by Commissioner Easom. The motions carried unanimously by those present.

## **13. INFORMATION AND PROPOSALS**

There were no information/proposals to review.

#### **14. NEW BUSINESS**

Francis Reiner of DMR Architects made a brief presentation on four projects in which he worked on the redevelopment plans. Discussion ensued regarding each plan. Chairman Andreano inquired about why some plans make note of certain permitted uses, such as eating/drinking establishment and substation. Mr. Reiner clarified that it is simply stating what can be permitted at the location and not what will actually be developed. He also reviewed that the plans include certain accessories, such as a gym, common spaces, etc. Executive Director Aloia inquired about what is essential vs. what is allowed and Commissioner Calandriello asked what criteria was used to designate the properties as an area in need of redevelopment and if Mr. Reiner was advising the board during the process. Discussion ensued regarding the process used by the prior Mayor and Council, who had more input on redevelopment plans as opposed to the Agency, along with the Planning Board. Mr. Reiner noted that most municipalities do not have a separate Agency and, in his experience, it is usually the Mayor & Council that act as the Agency with involvement from the Planning Board. The Agency Commissioners expressed their frustration that they were not involved in the discussions of previously approved redevelopment plans. Furthermore, questions were raised as far as impact fees/contributions to the municipality, traffic studies, concerns related to the Fire Departments accessibility, Affordable Housing/COAH, etc.

Mr. Reiner also advised that DMR Architects began drafting the City's Master Plan update, which is currently 99% complete. He noted that with there being a change in the Mayor and Council, the Plan's section 4 would likely need updating to align with their goals/vision. Ms. Delaney advised that the 10-year statutory requirement has already approached. Mr. Reiner said that they will work on the edits as soon as possible so that it could be adopted as soon as possible.

Agency Secretary Delaney advised that she would send the Agency all requested documents via Dropbox link.

Agency Executive Director Aloia thanked the Agency for his appointment. He briefly discussed his vision and goals for the Agency as he would like to see them utilized properly and have more involvement in the redevelopment process. Additionally, Mr. Aloia provided a short background on his involvement in the establishment of the Agency.

#### **15. FUTURE MEETING**

It was announced that the next meeting will be held on Monday, March 3, 2025.  
Monday, April 7, 2025

#### **16. ADJOURNMENT**

A motion was made by Chairman Andreano and seconded by Commissioner Easom to adjourn. The motions carried unanimously by those present.

Respectfully submitted,

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Erin Delaney, MPA, RMC, CMC  
Redevelopment Agency Secretary