

Garfield Redevelopment Agency

MINUTES

Monday, May 5, 2025

7:00 PM Meeting

1. CALL TO ORDER

The Garfield Redevelopment Agency meeting for Monday, May 5, 2025, was called to order at 7:04PM.

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 Alfonso, Calandriello, Easom, Garnto*, & Scudillo, 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 Garnto left at 7:55PM.*

5. APPROVAL OF MEETING MINUTES

Vice-Chairman Amadio made a motion to approve the March 3, 2025 Regular Meeting minutes which was seconded by Commissioner Easom. The motions carried, with Commissioners Alfonso and Scudillo abstaining.

6. OLD BUSINESS

There was no old business.

7. NEW BUSINESS

Agency Director Aloia advised that he forwarded a funding opportunity for small businesses to the Commissioners and thanked Agency Secretary Delaney for the Financial Disclosure reminders. He noted that he looked into the finances of the potential developer for 37 Passaic Street and that he feels the Agency Planner should review the proposal. Ms. Delaney noted that the planner the Agency used at DMR Architects has left the firm. Mr. Aloia recommended appointing Gary Papparozzi. Ms. Delaney stated that the agency must go back out to RFP, she asked for a motion to do so which was done by Commissioner Easom and seconded by Commissioner

Alfonso. The motions carried by those present, with Commissioner Calandriello abstaining.

The Agency then discussed future presentations and how they should be handled by the Director and Agency. Discussion ensued regarding format, processes, sharing the agency's vision, etc.

Agency Attorney Malagiere stated that he has compiled a spreadsheet of redevelopment projects that he would like to keep private. He thanked Ms. Delaney and her staff for their assistance and noted that he will be sending letters to developers to gather status updates on their projects.

8. VOUCHERS

Commissioner Easom made a motion to accept the vouchers presented by Mr. Muniz, which was seconded by Commissioner Scudillo. The motions carried unanimously.

9. RECOMMENDED ACTION BY COUNSEL

There was no recommended action by counsel.

10. CORRESPONDENCE

37 Passaic Street – Presentation

Jeff Jones spoke on behalf of a potential redevelopment project at 37 Passaic Street that would consist of commercial/retail and residential units. The project is slated to be 5 floors, with one floor of retail/commercial space and 4 floors of residential units at 3-4 units per floor. Commissioners inquired as to whether or not the area was designated an area in need of redevelopment. The Agency attorney advised that the Agency is advisory and can make a recommendation to the council or the developer can go in front of the zoning board. Discussion ensued regarding parking concerns and preparedness. Mr. Jones advised that they would consider and respond to the Agency's questions/concerns and be more prepared for the next appearance.

11. CITIZENS REMARKS

Commissioner Easom made a motion to open to the public, which was seconded by Commissioner Scudillo. The motions carried unanimously.

No one from the public wished to be heard.

Commissioner Alfonso made a motion to close to the public, which was seconded by Vice-Chairman Amadio. The motions carried unanimously.

12. FUTURE MEETING

It was announced that the next meeting will be held on Monday, June 2, 2025.

13. ADJOURNMENT

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

Respectfully submitted,

Erin Delaney, MPA, RMC, CMC
Redevelopment Agency Secretary