

**GARFIELD REDEVELOPMENT AGENCY
MINUTES OF THE REGULAR MEETING
OF NOVEMBER 11, 2013**

The regular meeting was called to order by the Chairman at 7:00 P.M.

The announcement regarding compliance with the Sunshine Law was made.

Salute to the flag of the United States of America.

The Garfield Redevelopment Agency ("GRA") Secretary called the roll. The following commissioners were present:

Ernest Rosolen
Vice-Chairman Arthur Andreano
Mayor Joseph Delaney
Raymond Simione
Joseph Iapichella
Peter Amadio

Absent: Chairman Roger Hetel

Others Present: Christos J. Diktas, GRA Attorney/Secretary
Crystal G. Calabrese, GRA Attorney/Secretary
Beth Calderone, Stenographer
Bernie Mirandi, Boswell Engineering

The first order of business was Thomas Tourso, Managing Member of Coremark Garfield LLC, who appeared and requested that the Agency amend the Redevelopers Agreement.

Whereas, he requested that the \$500,000 impact fee be paid in monthly installments. Thomas Tourso in good faith tendered the Agency a check in the amount of \$100,000.00 representing a 20% down payment of the total fees.

The Agency ended discussions, a motion moved by Mayor Joseph Delaney and second by Commissioner Peter Amadio read as follows; Coremark Garfield LLC shall be permitted to tender impact fee payments in the amount of \$50,000.00 payable over an eight month period commencing on December 1, 2013 and terminating on July 1, 2014. Unanimous roll call vote.

The second order of business was the Capodagli/Schley Street development appearances by Brian Chewcaskie, Esq. on behalf of the Redeveloper. Mr. Chewcaskie presented sworn testimony from Planner Joseph Gurkovich who addressed a density of the seventy-five (75) units consisting of forty-nine (49) one-bedroom units and twenty-six (46) two-bedroom units. The plans dated July 1, 2013, presented by Meridian Crossing were moved into the record.

Mr. Gurkovich testified that the height of the buildings will be approximately forty feet (40'); landscape buffer; one-hundred and forty one (141) parking spaces meeting all RSIS requirements. Amenities are as follows; laundry, community and fitness rooms with a dog walk park. The Redeveloper stated that the ingress and egress will be on Walnut and Schley Streets.

The meeting was then opened to the public with the following residents appearing;

1. Earl Sehovic- 162 Schley Street - suggest that the Agency reduce the density to sixty-five units.
2. Stanley Barabasz- One Garden Court East - accepted density but requested clarifications on the height of the structure.
3. Gloria Doe - 20 Cherry Street - requested that the density be reduced to sixty five units.
4. Walter Serafin - 160 Dew Street - requested that the ingress and egress be limited to Schley and Walnut Streets and that the Mayor and Council should review the proposals.
5. Mark Leleswski - 164 Dewey Street - the density should be reduced to sixty-five (65) units.
6. Alice Gnatiuk - 4 Cherry Street - the density should be reduced to sixty-five units.
7. George Chmilewski - 4 Cherry Street - the density should be reduced to sixty-five units.
8. Stanley Falkowski - 172 Dewey Street - clarification on the Muscarelli School improvements.
9. Grace Barabasz - One Garden Court East - the density should be reduced to sixty-five units.

With no further comments from the public, a motion was made by Vice-Chairman Arthur Andreano seconded by Commissioner Raymond Simione to close the public portion of the meeting. Unanimous roll call vote.

Vice-Chairman Arthur Andreano then opened the meeting to discussion by the Agency. After statements by the residents Mayor Joseph Delaney voiced his opinion stating that the development was important to the City as a ratable and that he was worried about the extensive legal fees that would be generated if the Redeveloper attempted to construct a Veteran's Rehabilitation Home.

A motion was made to accept seventy-five (75) units by Commissioner Peter Amadio seconded by Commissioner Ernest Rosolen. Unanimous roll call vote.

Vice-Chairman Arthur Andreano established the Midland Avenue Subcommittee consisting of Arthur Andreano Joseph Iapichella, Peter Amadio and Ernest Rosolen as the first alternate.

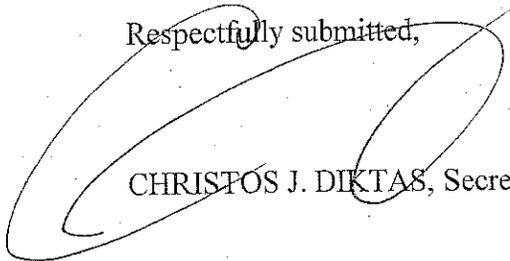
Motions were made to memorialize the following Resolutions which were presented and introduced on October 7, 2013;

1. Resolution 2013-9
2. Resolution 2013-10
3. Resolution 2013-11
4. Resolution 2013-12

The next order of business was the review of the minutes of the October 7, 2013 meeting, correspondence and payment of claims which were read into the record with no further discussion. Commissioner Ernest Rosolen moved the acceptance of the minutes, seconded by Commissioner Raymond Simione. Unanimous roll call vote.

With no further business the meeting was closed and transferred into closed session. With the understanding that no other business would be conducted at the conclusion of closed session.

Respectfully submitted,


CHRISTOS J. DIKTAS, Secretary