GARFIELD REDEVELOPMENT AGENCY
MINUTES OF THE REGULAR MEETING
OF MARCH 4, 2013

The 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:

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

Others Present: Christos J. Diktas, GRA Attorney/ Secretary
Crystal G. Calabrese, GRA Attorney/Secretary
Beth Calderone, Stenographer
Donna Holmqvist, P.P.

The first order of business was the presentation of Donna Holmqvist of Burgis Associates regarding a concept for the development of the Sketchley property.

The plan presented the following recommendations;

1. Density sixty-five units;
2. Discussed a conceptual plan consisting of proposed building layouts;
3. Property size 3.15 acres approximately 21.3 units;
4. Proposed density to offset the enumerated remediation expenses;
5. Bedrooms
   - 24, one-bedroom units consisting of approximately 700 square feet;
   - 41, two-bedroom units consisting of approximately 950 square feet;
6. Lot coverage proposing 45% open space coverage, 19% building coverage, 55% impervious coverage;
7. RSIS standards 138 parking spaces; proposed 141 parking spaces;
8. Set backs between 20-30 feet;
9. Main building height 32 feet.

The meeting was then opened to the public wherein Brian Chewcaskie, Esq. legal representative of the Capodagli Group advised the Agency that his client will review the proposal however was proceeding with an application before the Garfield Zoning Board of Adjustment for a physical rehabilitation facility.

Mr Chewcaskie was advised that the property had been declared as "Area in Need of Redevelopment" and the jurisdiction of the property was with the Garfield Redevelopment Agency and not the Zoning Board.

The following residents came forth;

1. Stanley Barabasz- One Garden Court East - the proposed building height was not consistent with City Ordinances.

2. Earl Sehovic- 162 Schley Street - thanked the Agency for maintaining ingress and egress on Schley and Walnut Streets.

3. Alice Gantiuko- 4 Cherry Street - that the proposed planning concept was acceptable.

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.

Wherein the Chairman Roger Hetel requested a motion to accept the recommendation of the Professional Planner regarding density, ingress and egress only. A motion was made by Commissioner Raymond Simione and seconded by Commissioner Ernest Rosolen to accept the density recommendations of 65 units for the property with ingress and egress on Schley and Walnut Street.

Chairman Hetel then address Ms. Homlqvist to complete the preparation of the Redevelopment Plan for presentation on April 1, 2013.

Chairman Hetel also requested that the Schley Street subcommittee group consisting of Chairman Hetel, Vice-Chairman Arthur Andreano, Commissioner Raymond Simione and Agency counsel meet with the Capodagli Group in an attempt to amicably resolve all open issues.

With no further business, a motion to adjourn was made by Commisioner Joseph Iapichella, second by Commisioner Peter Amadio and carried unanimously.

Respectfully submitted,

CHRISTOS J. DIKTAS, Secretary