

**GARFIELD REDEVELOPMENT AGENCY
MINUTES OF THE REGULAR MEETING
OF APRIL 1, 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
Mayor Joseph Delaney
Joseph Iapichella
Ernest Rosolen
Vice-Chairman Arthur Andreano

Absent Peter Amadio (excused)

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

The first order of business was the presentation of Anthony Reitano, Esq., appearing on behalf of the Kalama Redeveloper, Paragon Group. Mr. Reitano requested that the Agency extend the Redeveloper status to the Paragon Group.

Additionally, Mr. Reitano discussed the environmental status which was submitted previously in correspondence form. The Agency was advised that the closing of title should occur sometime during 2013 with construction to commence in 2014.

The Redeveloper further advised that the underground water remediation should continue for 20-40 years, the projected life of the development; however the soil's remediation has been completed and accepted by the NJDEP.

Mr. Schaevitz represented and pledged the donation of the Kalama property situated on the Passaic River to the City which will be incorporated into the River Walk landscape. Mayor Joseph Delaney and City Manager Thomas Duch, on behalf of the City thanked Mr. Schaevitz for his generous offer and wished him well on the project.

A motion was made by Vice-Chairman Arthur Andreano seconded by Commissioner Raymond Simione to open the meeting up to the public.

Councilman Glen Mati thanked the Paragon Group for their generosity (i.e. donations of property)

A motion was made by Commissioner Joseph Iapichella seconded by Commissioner Raymond Simone to close the public portion of the meeting, and extend the Redeveloper status to the Paragon Group. Unanimously roll call vote.

Next order of business was the discussion of the revitalization of Passaic Street/First Ward. A formal presentation was made by the DMR Group Planner Francis E. Reiner and proposed Redeveloper Robert Halsh, Executive Director of B.C.C.A.P. Attached hereto is the copy of the implementation strategies which is incorporated into the minutes.

A motion was made by Mayor Joseph Delaney seconded by Commissioner Raymond Simone to recommend to the Mayor and Council that a Resolution be introduced to direct the Planning Board to conduct the statutory Rehabilitation and/or Redevelopment studies necessary to declare the area in question as a property in need of Rehabilitation and/or Redevelopment.

A motion was made by Commissioner Ernest Rosolen seconded by Commissioner Joseph Iapichella to open the meeting up to the public. Unanimously roll call vote.

Gloria Dey, 20 Cherry Street came forth and thanked the Agency, the City and the Planning Board for having the foresight to commence the upgrading of the First Ward.

Councilman Glen Mati also came forth and thanked the DMR Group and B.C.C.A.P for their involvement and dedication to the City of Garfield.

Mayor Joseph Delaney indicated that it was his opinion that the project presented by DMR Group and B.C.C.A.P. is history making for the City of Garfield and will result in the Redevelopment of the First Ward and the entire City of Garfield.

The next order of business was the Planing Presentation by Donna Holmqvist, the Agency's Professional Planner regarding the bulk requirements necessary to implement the Redevelopment Plan. Attached hereto and incorporated herein is the Redevelopment Plan presented to the Agency by Burgis Associates, Inc. Donna Holmqvist, P.P. reviewed each section of the Plan on the record

A motion was made by Commissioner Raymond Simone seconded by Commissioner Joseph Iapichella to open the meeting up to the public.

1. Stanley Barabasz- One Garden Court East - requested information pertaining to site drainage site plan requirements, however he was pleased that the Agency has taken the position and established a fair density for the project.
2. Earl Sehovic- 162 Schley Street- thanked the Agency for its diligence over the years.

3. Gloria Dey - 20 Cherry Street - indicated that the proposed site plan looks great and is the best concept presented to date.

With no further public comment, a motion was made by Commissioner Raymond Simone seconded by Commissioner Ernest Rosolen to close the public portion of the meeting.

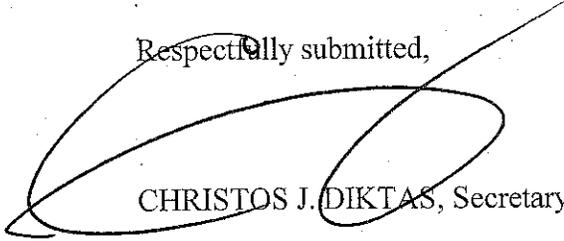
A motion was requested by Chairman Roger Hetel to accept the Burgis Associates plan for transmission to the Garfield Planning Board for approvals. A motion was made by Commissioner Raymond Simone seconded by Commissioner Arthur Andreano. Unanimously roll call vote.

Chairman Roger Hetel then publically thanked Vice-Chairman Arthur Andreano and Commissioner Raymond Simone for their time, effort and hard work given to the Agency and the City regarding the Capodagli / Schley Street / Eastern Overall Project.

Chairman Roger Hetel then proceeded to create two subcommittees; the First Ward subcommittee will consist of the following Commissioners; Chairman Roger Hetel, Joseph Iapichella and Peter Amadio. The 141 Lanza Avenue sub-committee will consists of Mayor Joseph Delaney, Ernest Rosolen and Chairman Roger Hetel.

With no further business, a motion to adjourn was made by Commisioner Joseph Iapichella, second by Commissioner Arthur Andreano, carried unanimously.

Respectfully submitted,



CHRISTOS J. DIKTAS, Secretary