

Garfield Redevelopment Agency
111 Outwater Lane
Garfield, NJ 07026

Minutes of Meeting held on
March 4, 2014

The Meeting was called to order by the Vice Chairman at 7:05 p.m.

The Chairman announced compliance with the Sunshine Law.

The salute to the flag of the United States of America was conducted.

Vice Chairman Arthur Andreano called upon Secretary Thomas J. Duch to call the roll. The following commissioners were present:

Vice-Chairman Arthur Andreano
Ernest Rosolen
Joseph Iapichella
Peter Amadio

Commissioners Absent: Mayor Joseph Delaney
Chairman Roger Hetel
Raymond Simone

Others Present: Thomas J. Duch, Executive Director / Secretary
Francis X. Regan, GRA Attorney
Bernard Mirandi, Boswell Engineering
Beth Calderone, Stenographer
Patricia Esposito, Asst. Secretary

Secretary Thomas J. Duch presented the minutes from the January 20, 2014 Special Meeting. A motion to adopt the minutes was made by Vice-Chairman Andreano and seconded by Commissioner Iapichella and was passed unanimously on a roll call vote.

Executive Director Thomas Duch reported on the sub-committee meeting held on February 26, 2014 regarding Sketchley Redevelopment as follows:

- a. Jose Carballo, Architect, presented new plans
- b. The plan reversed the initial presentation regarding one and two bedroom apartments. There are more two bedroom apartments. The proposal was essentially revised from the initial presentation.
- c. A 20' green barrier is proposed around the perimeter of the property except along the railroad tracks. Along the tracks there will be a 10' green barrier.
- d. The proposed plan showed 3 parking spaces close to the residential property on Cherry Street. The Committee proposed eliminating those 3 spaces and locating them at the back of the property along the railroad tracks.
- e. Setback is only 10' by Muscarelle property.

- f. Two bedroom units are not large
- g. The Commissioners requested that Joseph P. Novelli, P.E. appear at a meeting and present his proposal.
- h. Building demolition, digging trench for drainage and some environmental cleanup.

Discussion as follows:

- a. Bernard Mirandi, Boswell Engineering is requesting the proposed plan for the Muscarelle site.
- b. Vice Chairman Andreano spoke regarding the size of the apartments stating that they were small and most people who would rent them are going to be business people.
- c. Executive Director Thomas Duch stated that the committee was advised that this would generate about 8 school children. They are anticipating rentals between \$1,300 - \$1,700 per month. Capodagli was advised that whatever the professional costs are they would have to pay. We would work with them later on. Capodagli is asking for consideration for the purchase of the Muscarelle property.
- d. Bernard Mirandi, Boswell Engineering, addressed the height of the buildings. The height in the plans shows 47'. The median height agreed upon was 35'. The original proposal had the height at 40'.

Discussion on the Environmental Clean Up for Sketchely:

- a. An Environmental Budgetary Cost Estimate was submitted by Joseph P. Novelli, P.E., LSRP, LLC. The cost estimate has a range of \$600,000 to \$3,000,000. Chairman Andreano asked Frank Regan, Esq. if we can make them show documents of what he has spent so far (building demolition, digging, trench for draining and some environmental cleanup). Executive Director Duch will ask their attorney.

Professional Services Contract for Auditor, Lerch, Vinci & Higgins LLC, was signed by Vice Chairman Arthur Andreano.

Professional Services Contract for Planning Services, Burgis Associates, Inc. was signed by Vice Chairman Arthur Andreano.

Professional Services Contract to Amend the Sketchley Redevelopment Plan, Burgis Associates, Inc., was signed by Vice Chairman Arthur Andreano.

Professional Services Contract between Garfield Redevelopment Agency and Francis X. Regan, Esq., DeCotiis, Fitzpatrick & Cole, LLP was signed by Vice Chairman Arthur Andreano.

Professional Services Contract for Civil Engineer and Environmental Engineer, Boswell McClave Engineering, was signed by Vice Chairman Arthur Andreano.

Resolutions:

Resolution 2014-05 – Various Position Salaries was moved by Commissioner Rosolen, seconded by Commissioner Iapichella and approved on a roll call vote.

Resolution 2014-06 – Appraisal Professional Service Contract was moved by Commissioner Iapichella, seconded by Commissioner Amadio and approved on roll call vote.

Resolution 2014-07 – Extension of Kalama Site Redevelopment was moved by Commissioner Rosolen seconded by Commissioner Amadio and approved on roll call vote.

Payment of vouchers moved by Commissioner Iapichella, seconded by Commissioner Rosolen and approved on roll call vote.

No citizens.

A motion to adjourn was made by Commissioner Iapichelli, seconded by Commissioner Rosolen and approved on voice vote at 7:50 pm.