

**Garfield Redevelopment Agency
111 Outwater Lane
Garfield, NJ 07026**

Minutes of Meeting held on
April 7, 2014

The Meeting was called to order by the Chairman Hetel at 7:00 p.m.

The Chairman announced compliance with the Sunshine Law.

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

Chairman Roger Hetel called upon Secretary Thomas J. Duch to call the roll. The following commissioners were present:

Chairman Roger Hetel
Vice Chairman Arthur Andreano
Raymond Simione
Ernest Rosolen
Joseph Iapichella

Commissioners Absent: Mayor Joseph Delaney
Peter Amadio

Others Present: Thomas J. Duch, Executive Director / Secretary
Francis X. Regan, GRA Attorney
Bernard Mirandi, Boswell Engineering
Beth Calderone, Stenographer
Patricia Esposito, Asst. Secretary
Roy Riggiano, Finance Officer
Donna Holmquist, Burgis Associates
Henry Szwed, Capodagli
Joseph P. Novelli, P.E.

Secretary Thomas J. Duch presented the minutes from the March 4, 2014 Meeting. A motion to adopt the minutes was made by Commissioner Rosolen and seconded by Commissioner Iapichella and was passed unanimously on a roll call vote.

Old Business:

Coremark :

Frank Regan, Esq. advised that he received a call from T. Torso at Coremark advising they reached an agreement with relocating Dunkin Donuts. Vacating by 6/1/14. Received site plan approval from Dunkin Corporate.

Thomas J. Duch advised the application for the relocation of the Dunkin Donuts has been filed before the Planning Board. The location is at intersection of Lanza Avenue and River Drive (old Barcia location). Will demolish building and have a drive-thru. Neighbors were present at the Planning Board Meeting. Councilman Mati has advised Mr. Duch that a Traffic Study is being conducted, at his request. He had concerns about driveway orientation and traffic flow. Neighbors raised concerns about noise all night. Mr. Patel, Dunkin franchisee, was also present at the Planning Board Meeting.

Frank Regan, Esq. advised that Dunkin Donuts will have two locations in this area. Mr. Patel will keep a small store at the southeast corner of the Coremark property. Mr. Regan advised that he is waiting for a copy of agreement. That would alleviate the Agency relocating the Dunkin Donuts. This would work out the issue of the landlord Generelli.

Mr. Regan further advised that he has received the appraisal from McNerney Appraisal Associates. The value of the leasehold is \$275,000. Coremark doesn't want the agency to proceed with the condemnation action at this time. If they are unsuccessful they will advise the Redevelopment Agency.

Mr. Duch recommended allowing them the time to negotiate with Mr. Generelli and to allow Coremark to report back next month either by correspondence or coming to a meeting. They will be on the agenda and allowed time for a status report if they wish to appear, rather than sending correspondence.

Mr. Duch has advised that a question has been raised by the Board concerning hours of operation for the Wawa Store at the Coremark Site. The Redevelopment Agency previously authorized 24 hour operation. Construction Official Gerald Walis has advised that it must be part of the Redevelopment Agreement. The Commissioners raised concerns regarding lighting and noise. Redevelopment Agency Engineer Bernard Mirandi, P.E. advised that lighting will be reviewed by Boswell Engineering and can be shielded. He further stated that before the issuance of the Certificate of Occupancy the site will be reviewed for parking, lighting and other requirements. A motion to confirm that Wawa can be open 24 hours per day, 7 days per week was made by Commissioner Iapichella, seconded by Commissioner Simione and approved on roll call vote.

Redevelopment Courses:

Asst. Secretary Patricia Esposito will get the dates for the courses and advise everyone by email.

New Business:

Donna Holmquist, Burgis Associates was sworn in. She presented the Redevelopment Plan for Sketchley property at length. She reviewed each and every change to the initial draft.

Motion to open to citizens and taxpayers by Vice-Chairman Andreano, seconded by Chairman Rosolen and passed by roll call vote.

Citizens:

Stanley Barabasz, 1 Garden Court – asked if the buildings are still going to be the same. Donna Holmquist of Burgis Associates responded. There being no further citizens asking to speak, the public comments period was closed.

Mr. Duch called on Brian Chewkawske, Esq., Sketchley attorney, for comments. Mr. Chewkawske requested the Boards approval of the amended agreement.

Mr. Duch then called Joseph Novelli, Environmental Consultant for the Sketchley Project. He discussed his cost estimate for environmental clean-up. He has reviewed the entire DEP file. He advised the Agency that there are 33 areas of concern; 9 require no further action and 24 remain.

Resolutions:

No. 2014-08 – Resolution Approving the Amended Redevelopment Plan for Sketchley Site and Referring it to the Council of the City of Garfield for Approval:
Motion by Commission Ernest Rosolen, Seconded by Raymond Simione and approved on a roll call vote.

Vouchers:

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

A motion to adjourn was made by Commissioner Iapichelli, seconded by Commissioner Simione and approved on voice vote at 8:00 pm.