

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

**Minutes of Meeting held on  
July 7, 2014**

The Meeting was called to order by the Vice Chairman Andreano at 7:02 p.m.

The Vice 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  
Peter Amadio  
Ernest Rosolen  
Joseph Iapichella

Commissioners Absent: Councilman Joseph Delaney  
Chairman Roger Hetel  
Raymond Simione

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 Riggitano, Finance Officer  
Michael Ashe, Esq.

Secretary Thomas J. Duch presented the minutes from the June 2, 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:

Executive Director Duch advised that Dunkin Donuts was making application to relocate to River Drive and Lanza Avenue to the Planning Board. It was continued to next month. Dunkin Donuts at that site is an approved use. Coremark has made an agreement with Mr. Genarelli. They have not made a final agreement with Mr. Patel. Should proceed with condemnation action. McNerney can appraise the value of the lease.

Sketchely:

Per Frank Regan, Esq., Mr. Capodagli did advise that he was going to build luxury apartments. This should be a quality development. Mr. Regan will add to Redevelopment Agreement.

Audit:

Two recommendations by the audit:

1. Monthly minutes not always approved.
2. Disbursements not reflected in minutes.

Motion to accept audit was made by Commissioner Simione, seconded by Vice Chairman Andreano, and passed on roll call vote.

Citizens:

No citizens.

Resolutions:

1. Authorize Transfer of Funds From the Garfield Redevelopment Agency to the City of Garfield. Finance Officer Roy Riggitano still researching with Auditor. The resolution is tabled. Motion to table resolution moved by Commissioner Amadio, seconded by Commissioner Iapichelli and passed on roll call vote.
2. Certification of the Annual Audit. Motion to pass the resolution moved by Commissioner Rosolen, seconded by Commissioner Amadio and passed on roll call vote.
3. Resolution Receiving Corrective Action Plan 2013 for the SFY 2013 Audit. Motion to pass the resolution was made by Commissioner Rosolen, seconded by Commissioner Iapichelli and passed on roll call vote.
4. Resolution to Award a Professional Services contract for Appraisal Consulting Services to McNerney and Associates to Perform an Appraisal of Leasehold Interest for a Property known as Block 133, Lot 1, also known as 5 Jewell Street, located within the C-Mor/Jewell Street Redevelopment Area. Motion to pass the resolution was made by Commissioner Rosolen, seconded by Commissioner Iapichella, and passed on roll call vote.
5. Resolution Cancelling Redevelopment Agency Meeting on August 4, 2014. Motion to pass the resolution was made by Commissioner Amadio, seconded by Commissioner Iapichelli and passed on roll call vote.

Vouchers:

Motion to accept bill list made by Commissioner Rosolen, seconded by Commissioner Iapichelli and passed on roll call vote.

New Business:

Vice Chairman Andreano suggested that if anything came up before the next Redevelopment Meeting, he will call a Special Meeting.

A motion to adjourn was made by Commissioner Rosolen, seconded by Commissioner Iapichelli and approved on voice vote at 7:17 pm.