

Garfield Redevelopment Agency
111 Outwater Lane
Garfield, NJ 07026

Sub-Committee Meeting held
February 26, 2014

Present: Thomas J. Duch, City Manager / Executive Director
Roger Hetel, Chairman, GRA
Arthur Andreano, Vice-Chairman GRA
Frank Regan, Esq., GRA Attorney
Donna Holmquist, Burgis Associates
Bernard Mirandi, Boswell Engineering
Brian Chewcaskie, Esq., Capodagli Counsel
Jose Carballo, Capodagli Architect
Henry Szwed, Capodagli Associates

Architect Jose Carballo – drawings followed original plans:

1. 75 units
2. Parking spaces
3. Connect two streets
4. Three stories
5. 2.69 acres
6. Maximum building length 90' – 173'
7. Landscape – 20' perimeter
8. Railroad 10'
9. Parking spaces – 20' buffer against the residents
10. Railroad – fencing – 5' or 6'

Height of buildings 40'. Bernie Mirandi – lowering the grade

Trash inside building. Picked up 3 or 4 times a week.

Buffer 20' along the residents.

Bernie Mirandi:

1. Two less parking spaces
2. 21 – one unit
54 – two units
3. ADA – Parking standards

Brian Chewcaskie:

Two bedrooms are smaller. Demand is for two bedrooms

Henry Szwed:

Bank is saying more 2's than 1's

Thomas J. Duch:

Do the two bedrooms generate more kids?

Brian Chewcaskie:

Will generate 8 school children

Rentals - \$1,300 to \$1,700

Brian Chewcaskie, Jose Carballo and Henry Szwed excused at 5:20 pm.

Roger Hetel and Arthur Andreano – General public will have questions. Can we answer them to their satisfaction.

Donna Holmquest will lay out everything we need. Whatever the costs or fees, Capodagli will have to pay. Fees must be paid before they get the CO. We can work with the Redevelopment Fee.

Parking Spaces – Can they do slanted parking and parallel parking.

Thomas J. Duch:

1. The fees need to be paid. \$110,000 outstanding.
2. Contribution – we will do something similar to Coremark. Work on a payment schedule.
3. Credit for what they are doing with Muscarelle?

Recap:

1. Get information for Redevelopment Plan
2. Get information on Muscarelle
3. Get back to board to discuss the contribution
4. What is the breakdown of renter ship statistics from other project?