

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

**Minutes of Meeting held on
June 2, 2014**

The Meeting was called to order by the Chairman Hetel at 7:15 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

Commissioners Absent: Mayor Joseph Delaney
Joseph Iapichella
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 Riggitano, Finance Officer

Secretary Thomas J. Duch presented the minutes from the May 5, 2014 Meeting. A motion to adopt the minutes was made by Vice Chairman Arthur Andreano and seconded by Commissioner Rosolen and was passed unanimously on a roll call vote.

Old Business:

Sketchley:

Secretary Thomas J. Duch advised that the amended plan was presented to the Mayor and Council. Was voted down by 3 – 2 because of the PILOT. Mr. Duch received a call today from Mr. Chewkawske advising that his client is willing to proceed and not ask for a PILOT – they will be subject to regular taxation. The City Attorney was instructed to prepare an ordinance. Coremark was asked to amend the plan approved by the Mayor and Council with the express condition that there will be no PILOT. Mr. Chewkawske will appear at next Council Meeting. Ordinance will be prepared for that Council Meeting.

Frank Regan, Esq. stated there may be an issue on how the PILOT relates to the Redevelopment Agreement. Consider modifying the agreement. If the Agency is in agreement, take a roll call vote to remove that provision from the agreement.

Secretary Duch asked for a motion to amend the agreement as long as the Mayor and Council agreed on it. Motion made by Commissioner Rosolen, seconded by Commissioner Simione and passed on a roll call vote.

Coremark:

Frank Regan, Esq. is looking for an accounting of the funds that had been paid by the Redevelopment Agency. Records show that \$215,000 was deposited with the Agency. He did not get confirmation from Coremark. They paid \$150,000 toward the Impact Fee.

Executive Director Duch advised that the Dunkin Donuts has a new location at the intersection of River Drive and Lanza Avenue. It is a better location for them. A copy of the plan was sent to the Traffic Division and they are going before the Planning Board late this month. This site has less parking.

Frank Regan, Esq. asks that they continue to fund the Administrative Costs. Their attorney is requesting an accounting be given to them. Minimal costs going forward. There is no objection as long as the Redevelopment Agency does not get involved with the Dunkin Donuts relocation. Until the numbers are confirmed there is no need to discuss until next meeting. Haven't seen the written agreement yet. Will not ask to cap costs until he sees it.

Chairman Hetel asked when the Dunkin Donuts was coming down. Executive Director Duch advised that it is probably delayed a month.

Citizens:

No citizens.

Resolutions:

Resolution to transfer \$150,000 received from Vornado Realty to the City of Garfield. Finance Officer was recognized. He stated that he checked records back to 2005. He stated on 7/8/05 \$100,000 was given to the Redevelopment Agency. He is asking to hold up the resolution. He wants to check with Auditor Lerch but he is away. Motion made by Commissioner Rosolen, seconded by Commissioner Simione and passed on roll call vote.

Vouchers:

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

Comments on Audit:

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

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

New Business:

HP Garfield – They are asking for gated access to the community. They would have a call box at the front. Mr. Demetrakis says it was discussed in front of the Board. Redevelopment Agency did agree that it could be a gated community. Vice Chairman Andreano asked to check the plans. Chairman Hetel says he does not remember discussing a gated community. Commissioner Rosolen stated that it was discussed. Executive Director Duch advised that he will ask for more details to submit to the board and Redevelopment Agency.

Boswell Engineering Agreement – Frank Regan, Esq. advised it to look at it at the next meeting.

A motion to adjourn was made by Commissioner Simone, seconded by Vice Chairman Andreano and approved on voice vote at 7:45 pm.