

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

**Minutes of Meeting held on
March 2, 2015**

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

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

Commissioners Absent: Commissioner Peter Amadio

Others Present: Thomas J. Duch, Executive Director / Secretary
Frank Regan, Esq., GRA Attorney
Kevin Boswell, P.E., Boswell Engineering
Bernard Mirandi, P.E., Boswell Engineering
Beth Calderone, Stenographer
Patricia Esposito, Asst. Secretary
Roy Riggitano, Finance Officer

Secretary Thomas J. Duch presented the minutes from the January 2, 2015. A motion to adopt the minutes was made by Commissioner Rosolen and seconded by Commissioner Andreano and was passed on a roll call vote. Commissioner Delaney abstained, due to his absence at the January meeting.

Executive Director Duch advised that a request was made by Coremark to attend the meeting regarding signage. Mr. David Hellman, Esq. appeared representing Coremark. Chairman Hetel recognized Mr. Hellman. Mr. Hellman advised that the signage presently approved for the site accommodates two primary tenants (Wawa and Investors Bank) and a number of smaller tenants. The top of those signs are designed for the larger tenants with signage areas for smaller tenants below. Coremark is making a request to increase the size of the signs to accommodate smaller tenants. There is significant interest in renting at the site, as tenants are taking smaller amounts of space which will require additional signage.

Executive Director Duch advised that when the request came for the additional signage, the request was forwarded to Bernard Mirandi, P.E., Boswell Engineering. Mr. Mirandi stated that there are three signs

associated with the project and Coremark is asking that two of the signs be increased in size. First is the pylon sign at the intersection of Outwater Lane and River Drive and the monument sign at the Outwater Lane exit/entry. The height increase on the pylon sign is proposed to be 5.6 feet higher, going from 20 feet in height to a 25.6 foot height. There is a need for a variance for that size increase. The monument sign height increase request is from 6 feet to 8 feet high. Mr. Mirandi took a look at both locations and reached out to Bergen County Planning. The engineer has no objection to the increase in height for the pylon sign. The issue with the monument sign is when you exit the Coremark site making a left on Outwater Lane, sight distance is impacted. Mr. Mirandi recommended the relocation of the sign further back into the development along with decreasing the width of the sign. Mr. Hellmann advised that Coremark would be willing to accommodate those requests by the Agency.

Executive Director Duch advised the agency that he has asked Frank Regan, Esq. and Santo Alampi, Esq., Planning Board Attorney, to review this so we could determine how we proceed depending on the opinion of the Redevelopment Agency. This request is in order to determine whether the Redevelopment Agency or the Planning Board have jurisdiction.

Frank Regan, Esq. stated that he spoke to all parties. He that Coremark will need approval from the Planning Board for the increase in height for both signs. He indicated that the Redevelopment Agency just needs to vote on their agreement with the changes and recommend those to the Planning Board.

Executive Director Duch requested a motion to approve the signage change and to recommend it to the Planning Board. Motion by Commissioner Simone, seconded by Commissioner Iapichella and approved on roll call vote.

Mr. Duch asked the Planning Board Chairman to have it put on their next agenda for the meeting on March 26, 2015.

RESOLUTIONS

1. Resolution approving and authorizing the execution of an amendment to the Memorandum of Agreement by and between the Garfield Redevelopment Agency and Coremark Garfield, LLC for the property know as Block 133, Lot 1 for a commercial development. Resolution moved by Vice Chairman Andreano, seconded by Commissioner Rosolen and approved on roll call vote.
2. Resolution authorizing the extension of the option of Paragon Realty to exclusively redevelop the Kalama Site, located on Block 50.01, Lot 1 and Block 50.02, Lot 1. Resolution moved by Commissioner Simone, seconded by Commissioner Iapichella and approved on roll call vote.

VOUCHERS

Motion to approve payment of vouchers made by Vice Chairman Andreano, seconded by Commissioner Rosolen, and approved on roll call vote.

Chairman Roger Hetel then called upon Robert F. Halsch, Executive Director, of Greater Bergen Community Action for a presentation on the status of the Passaic Street Redevelopment Project. Photographs and maps of the area were presented. General redevelopment concepts were addressed. Members of the agency, the Planning Board Chairman Jim Clarke and members of the Governing Body discussed the initial planning concept presented. Updates will be provided as the rehabilitation project moves forward.

Motion to adjourn meeting at 8:15 PM by Commissioner Rosolen, seconded by Commissioner Iapichella and approved on voice vote.