

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

**Minutes of Meeting held on**  
**June 1, 2015**

The Meeting was called to order by Chairman Hetel at 7:05 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  
Commissioner Peter Amadio

Commissioners Absent:           None

Others Present:                   Thomas J. Duch, Executive Director / Secretary  
Frank Regan, Esq., GRA Attorney  
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 April 6, 2015 meeting. A motion to adopt the minutes was made by Commissioner Rosolen and seconded by Commissioner Iapichella and was passed on a roll call vote. Chairman Hetel abstained due to his absence at that meeting.

Executive Director Duch requested that the agency dispense with the regular order of business to consider payment of bills. A motion to approve the change was made by Vice Chairman Andreano, seconded by Commissioner Simione and unanimously approved on a roll call vote.

## VOUCHERS

Executive Director Duch called upon Finance Officer Roy Riggitano for the presentation of bills. Mr. Riggitano summarized the two bills presented to the Agency. A motion to approve payment of bills was made by Commissioner Rosolen, seconded by Commissioner Simione and unanimously approved on a roll call vote.

## NEW BUSINESS

Chairman Hetel called upon the Executive Director for the presentation of the application. Mr. Duch called upon Patrick McNamara, Esq. representing New Bridgeland Warehouses LLC for the presentation of the application for the final build-out of the Vornado Redevelopment Site. Mr. Duch noted that the proper name of the applicant is New Bridgeland Warehouse, LLC. He also advised the Agency Commissioners that the applicant was seeking to build out on the easterly portion of the property bordering the cemetery. The proposal includes a Burlington Coat Factory store, a Pet Smart store, and additional retail space.

Mr. McNamara noted that this is part of a continuing application for the redevelopment of this site. He called Michael Costello P.E. of Bohler Engineering as his first witness. Mr. Costello presented Exhibit A-1 which was a color rendering of the approved site plan showing a similar size store on the site. He then presented Exhibit A-2 which is a modification to the site plan. He walked the Commissioners through the plan noting that the Burlington Coat Factory, the Pet Smart store and the remaining vacant commercial space would be built immediately adjacent to Marshalls. Between the end of the new construction and the existing strip of stores containing the Wellness Center and the T-Mobile store there would be a courtyard and a continuous walkway to allow for the flow of pedestrian traffic.

Mr. Costello outlined how a pedestrian would walk into the complex at the main entrance, access the stores on the easterly side and then be able to access Walmart on the westerly side of the property. He indicated that there were two concrete walkways that traversed the entire parking lot allowing for pedestrian access. He stated that the applicant provided the appropriate number of ADA parking spaces.

Commissioner Hetel called upon the Agency to ask any questions of this witness. There being no questions, Mr. McNamara then called on Perry Petrillo, AIA, the project architect.

Mr. Petrillo provided testimony as to the similarity of the construction to the buildings already existing on site. He provided a pallet of colors of materials previously used on site and noted that the same or similar materials would be included in this build out. He provided testimony confirming that the height of the buildings would not exceed the height of the existing Marshalls. He provided general testimony that the size, scale and height would be consistent with current development. He stated that the smaller stores will match up to the existing strip on the south end of the property.

Chairman Hetel called upon the members of the Agency to ask any questions of the Architect. No Commissioners had any questions.

Executive Director Duch asked Mr. McNamara if he had any further witnesses to call. He advised that he did not.

Mr. Duch then informed the Agency that he had provided copies of the plans for the build out to both Agency Engineer Boswell Engineering represented by Bernard Mirandi, P.E. and to Agency Planner, Burgis Associates, represented by Donna Holmquist, P.P. Ms. Holmquist had previously distributed a copy of her report to the Agency Commissioners, just prior to the opening of the meeting. She provided additional copies to Mr. McNamara and his witnesses before commencing her testimony. Ms. Holmquist noted that she had reviewed the entire Redevelopment Plan and the proposed amendment. She noted that:

1. The façade treatments and architect details are consistent with the existing building scheme.
2. While temporary leasing signs are not part of the Redevelopment Plan, the proposed leasing signs appear well designed.
3. She noted that the parking lot landscape is well emphasized.
4. She recommended that wall sign sizes be provide on the building.

Chairman Hetel called upon Bernard Mirandi, P.E. of Boswell Engineering for his comments. Mr. Mirandi advised that the Commissioners had received a copy of Boswell Engineering's review letter dated May 29, 2015. He advised that Mr. McNamara, Mr. Costello and Mr. Petrillo have indicated they took no exception to the items addressed in Boswell's summary letter. Boswell does note in their letter different lighting utilities, parking, landscaping items which will be addressed more appropriately with the Planning Board. He also noted that the Fire Official has requested fire lane striping along the rear truck access drive to the east of Marshalls.

Mr. McNamara did note that any comments in his Engineers Report will be addressed when the applicant makes his presentation to the Planning Board. Mr. McNamara noted that he was hopeful that the Agency would approve the amendment to the Redevelopment Plan so that the matter could be presented to the Planning Board at the meeting of June 25, 2015.

At the conclusion of the testimony Chairman Hetel called upon Mr. Duch for a summary of the application process. The Executive Director advised the Agency that, if they approve the change in the Site Plan, they would need to make a motion to approve the amendment as presented allowing the matter to proceed to the Planning Board. Mr. Duch noted that the written resolution for approval would not be presented until the next Agency meeting on July 6, 2015. He advised the Commissioners that if they approve the amendment to the Plan, with the approval of Chairman Hetel and the Commissioners, he would send a letter to the Planning Board advising of the approval by voice vote.

Before considering the motion, Commissioner Delaney noted that he had recently been at a development in Clifton that included landscaping along the pedestrian walkway with outdoor seating. He asked the applicant to consider a change in their plans to include these amenities.

The Chairman called upon the Commissioners for a motion to approve and to authorize the Executive Director to send a letter confirming approval to the Planning Board. Motion made by Commissioner Amadio, seconded by Commissioner Rosolen and approved on a roll call vote. Executive Director Duch advised that he would get the letter out to the Planning Board immediately so they can move ahead at the June 25, 2015 Planning Board meeting.

Chairman Hetel asked when the project be started and finished. He was told construction would begin in late fall of this year.

There being no further business to come before the Agency, motion to adjourn was made at 7:42 p.m. by Commissioner Simione, seconded by Commissioner Iapichella and approved on voice vote.