

Garfield Redevelopment Agency
111 Outwater Lane
Garfield, NJ 07026

Minutes of Meeting held on
August 3, 2015

The Meeting was called to order by 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 Arthur Rotio
Commissioner Raymond Simione
Commissioner Peter Amadio

Commissioners Absent: Commissioner Joseph Delaney

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 June 1, 2015 meeting. A motion to adopt the minutes was made by Vice Chairman Andreano and seconded by Commissioner Amadio and was passed on a roll call vote. Commissioner Rotio abstained.

Executive Director Duch, on behalf of the Redevelopment Agency, welcomed Commissioner Arthur Rotio. He also thanked Commissioner Joseph Iapichella for his service as a Redevelopment Agency Commissioner.

Executive Director Duch requested that the Redevelopment Agency business portion of the meeting be completed to move on to the special presentation.

Audit – All Commissioners received a copy of the audit. It was completed by Lerch, Vinci, & Higgins LLC. The Synopsis of Audit was duly published in The Record. The audit had two comments / recommendations.

Those recommendations are: 1. The required claimant's signature and payment approval signatures be obtained on all vouchers prior to payment. 2. The Agency repay the intergovernmental loan due to the City of Garfield.

Executive Director recommends that the Agency moves to adopt the recommendations of the Auditor and empower the Executive Director and Finance Officer to implement the recommendations. Motion moved by Commissioner Rosolen and seconded by Commissioner Simione and approved on roll call vote.

Executive Director Duch passed around the Certification of Garfield Redevelopment Agency of the Annual Audit Group Affidavit Form to indicate that the Commissioners have reviewed the audit and that they agree with the recommendations and approve of the implementation of the recommendations.

VOUCHERS

Finance Officer Roy Riggitano presented three bills for payment.

1. City of Garfield (1st quarter payroll) - \$8,884.68
2. Beth Calderone - \$200.00
3. Burgis Associates - \$250.00

Motion to approve payment of bills by Commissioner Rosolen, seconded by Commissioner Simione, approved on roll call vote.

Executive Director Duch asked that each person present at the meeting introduce themselves:

Roy Riggitano, CFO City of Garfield / Redevelopment Agency

Ernest Rosolen, Redevelopment Agency

Mike Wisnovsky, Planning Board

Gerald Walis, Fire Commissioner

Frank Puzio, Planning Board,

Santo Alampi, Esq. Attorney

Gracie Williams, Planning Board

Jim Clark, Chairman Planning Board

Thomas Duch, Executive Director / City Manager

Alan DiGiulio, Greater Bergen Community Action

Arthur Rotio, Redevelopment Agency

Roger Hetel, Chairman Redevelopment Agency

Arthur Andreano, Vice Chairman Redevelopment Agency

Peter Amadio, Redevelopment Agency

Raymond Simione, Redevelopment Agency

Frank Regan, Esq., Redevelopment Agency

Robert Halsch, Greater Bergen Community Action

Carol DiVito, Greater Bergen Community Action

Bob Franchini, Passaic St. Realty Assoc.

Lloyd Rosenberg, DMR Architects

Ed Hynes, Greater Bergen Community Action

Charles Sarlo, DMR Architects

Gerald Hazel, Greater Bergen Community Action

Patricia Esposito, Redevelopment Agency, Asst. Secy.

RESOLUTIONS

1. Motion made to adopt resolution to approve the audit was made by Commissioner Rosolen, seconded by Commissioner Amadio and approved on roll call vote.

Executive Director provided update on New Bridgeland Warehouse. They did appear before the Planning Board. Planning Board did approve their application. Application was for the amendment of the site plan to allow further build-out.

Executive Director Duch requested, at this time, to turn the meeting over to Bob Halsch, Executive Director of Greater Bergen for the presentation of the conceptual plan for the Passaic Street Rehabilitation Area.

Bob Halsch explained that Greater Bergen is a 501(c)(3) Not For Profit Corporation. They are engaged in a host of businesses designed to empower communities and families and institutions that live and operate within those communities. They have been very active in Garfield for many years.

Lloyd Rosenberg explained that DMR Architects located in Hasbrouck Heights, NJ. Is currently working on designing the new Police Station. They are a full service design firm, planners for the City of Hackensack responsible for the planning of the redevelopment of Main Street, and working on redevelopment concepts for Passaic Street.

Both Mr. Halsch and Mr. Rosenberg supplied the following information:

They have met all the property owners. Have issued some letters of intent. They explained that they approached the properties that had the most density and provided the most area to develop. Created plans to show what it is they are trying to develop. Intent is to develop a mixed use, multi-family, residential, retail component around the train station. Objective is to develop properties in that area and take advantage of the train.

They presented a series of slides to show the development process. Train station as the center point of the redevelopment area. Looking to improve streetscape, new sidewalks, new lighting, and trees. Possibly NJ Transit would improve the station as the ridership goes up. NJ Transit has already committed to fund the cleaning and repainting of the trestle. Mr. Halsch advised that they are planning on using the former Randazzo Building, which Greater Bergen has purchased, as their corporate headquarters.

They showed slides of potential development with examples of residential and commercial structures with parking under the buildings. They want proximity to the train station, improve the parking, provide retail on Passaic Street and improve pedestrian experience.

They have received mixed reactions from the property owners, mostly in terms of valuations. They will need the help of the City.

Executive Director Duch spoke about the original 'Area in Need of Redevelopment' study was for a 46 block area in the 1st Ward. Realized that 46 blocks was unreasonable, and narrowed it down to 19 blocks. The owners in that area really seem to be receptive.

Executive Director spoke about Bloomfield and Morristown transit village. Also spoke about new development at the Walmart and the new school on Marsellus Place. Greater Bergen has worked with Zion Lutheran Church

and Holy Name Church to come up with parking. Greater Bergen can park during the business week and the churches have access to the lots on the weekends.

Executive Director Duch asked the Redevelopment Agency to consider designating the blocks closest to the train station as an 'Area in Need of Redevelopment.' Resolution has been prepared. Mr. Regan then explained the process. The Redevelopment Agency recommends to the City Council that they consider authorizing the Planning Board to undertake a preliminary investigation to determine whether the identified properties qualify as redevelopment. First step is to make the recommendation to the Mayor and Council. When the determination is made that the area is 'An Area in Need of Redevelopment', the Council has to make a decision at that point if it will be a 'non-condemnation area' or 'condemnation area.'

Executive Director Duch spoke about a Parking Authority. Would like to make the Amvets lot as a parking lot with a kiosk.

Motion made to adopt 'Resolution Recommending to the Mayor and City Council that Certain Properties on Passaic Street in the Area of the Train Station be Considered for Redevelopment' by Commissioner Rosolen, seconded by Vice-Chairman Andreano, and approved on roll call vote.

Discussion regarding condemnation and who authorizes condemnation. The authority rests with the governmental agencies.

Motion to adjourn meeting at 8:00 PM by Commissioner Rosolen, seconded by Commissioner Simione and approved on voice vote.