

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

**Minutes of Meeting held on**  
**September 14, 2015**

The Meeting was called to order by Executive Director Thomas J. Duch at 7:06 PM.

In the absence of the Chairman, a motion was made for Ernest Rosolen to Act as Chairman for the meeting. Motion made moved by Commissioner Amadio, seconded by Commissioner Simione and approved on roll call vote.

The Executive Director announced compliance with the Sunshine Law.

The salute to the flag of the United States of America was conducted. Acting Chairman Rosolen asked for a moment of silence to honor victims of 9-11.

Acting Chairman Rosolen called upon Secretary Thomas J. Duch to call the roll.

The following commissioners were present:

Commissioner Ernest Rosolen  
Commissioner Arthur Rotio  
Commissioner Raymond Simione  
Commissioner Peter Amadio  
Commissioner Joseph Delaney

Commissioners Absent: Chairman Roger Hetel  
Vice Chairman Arthur Andreano

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

VOUCHERS

Finance Officer Roy Riggitano presented bills for payment. Payment of bills was approved on roll call vote.

MINUTES

Secretary Thomas J. Duch presented the minutes from the August 3, 2015 meeting. A motion to adopt the minutes was made by Commissioner Rotio, seconded by Commissioner Amadio and passed on a roll call vote.

## RESOLUTIONS

Executive Director Duch advised that after the last meeting he did report back to the Mayor and Council. Councilman Delaney and Executive Director Duch were well received by the Council. The Council, in addition to the blocks that the Redevelopment Agency had designated as an Area In Need Of Redevelopment, Councilman Aloia suggested that the area were Garofalo Transfer Station is located be included and extend the Redevelopment Zone an additional two blocks. The resolution before the Agency this evening is a result of the meeting of Mayor and Council in which they enlarged the area that the Agency spoke about. The proposal was well received. Commissioner Delaney advised that there have been many complaints about the smell by the transfer station and he commends Councilman Aloia for coming up with the idea.

Resolution No. 2015-21 – Resolution Amending The Resolution Adopted On August 3, 2015 Recommending To The Mayor and City Council That Certain Properties On Passaic Street In The Area Of The Train Station Be Considered For Redevelopment Area Designated Pursuant To The Local Redevelopment And Housing Law, N.J.S.A. 40A:12A-1 Et Seq.

Motion to move Resolution No. 2015-21 by Commissioner Amadio, seconded by Commissioner Simione and approved on roll call vote.

Resolution No. 2015-20 – 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

Motion to move Resolution No. 2015-20 by Commissioner Amadio, seconded by Commissioner Rotio and approved on roll call vote.

Executive Director Duch advised that the Planning Board did vote to proceed with the Redevelopment Study. We are awaiting a meeting with Mr. Joseph Burgis, of Burgis Associates, to discuss the parameters and move forward with the Planning Study. The Planning Study is done, which will take a couple of months, it will come back to the Redevelopment Agency for review.

Executive Director Duch asked Bernard Mirandi of Boswell Engineering if he had anything to bring before the Commission. He advised that at the Garfield Planning Board meeting there was a presentation by Coremark. They discussed the sidewalk area around the monument, near the intersection of River Drive and Columbus Avenue. The original plan called for three sidewalks. The applicant requested that it be reduced to two sidewalks. They presented three options. The Planning Board decided on one of the options and Mr. Mirandi wanted to report to the Redevelopment Agency. Boswell Engineering had no issue with it from an engineering point of view. The Planning Board was also all in agreement. Executive Director Duch was also asked by the Planning Board to walk the site. He did and is comfortable that the developer is addressing concerns of neighbors and Engineer. Therefore, he has no issues. Commissioner Delaney brought up the issue with the fence. Executive Director Duch advised that the Planning Board approved the 4 foot fence. The people came to the last Council Meeting and asked for a 6 foot fence. Executive Director Duch went back out on the site. It was determined that a 4 foot fence was sufficient. Some of the neighbors came in and asked for more landscaping. Executive Director advised that he believes this is the best commercially landscaped strip mall in the City. The Columbus Avenue side is the side where the neighbors are requesting the 6 foot fence. The Executive Director asked the Commissioners if it was fair to say that the entire Redevelopment Agency agrees that, if the 6 foot fence is going on the Columbus side, it should stop before the park area. All the Commissioners were in agreement.

Motion to adjourn meeting at 7:25 PM by Commissioner Simone, seconded by Commissioner Rotio and approved on roll call vote.