

Resolution No. 2016-02 – Appointment of Auditor

Motion to move Resolution No. 2016-02 by Commissioner Rosolen, seconded by Commissioner Amadio and approved on roll call vote.

Resolution No. 2016-03 – Designation of Official Banking Depository

Motion to move Resolution No. 2016-03 by Commissioner Rotio, seconded by Vice-Chairman Andreano and approved on roll call vote.

Resolution No. 2016-04 – Appointment of Civil Engineer

Motion to move Resolution No. 2016-04 by Commissioner Amadio, seconded by Commissioner Rosolen and approved on roll call vote.

Resolution No. 2016-05 – Appointment of Court Reporter

Motion to move Resolution No. 2016-04 by Commissioner Amadio, seconded by Commissioner Rosolen and approved on roll call vote.

Resolution No. 2016-06 – Appointment of Environmental Engineer

Motion to move Resolution No. 2016-06 by Commissioner Rotio, seconded by Commissioner Amadio And approved on roll call vote.

Resolution No. 2016-07 – Designation of Official Newspapers

Motion to move Resolution No. 2016-07 by Vice-Chairman Andreano, seconded by Commissioner Rosolen and approved on roll call vote.

Resolution No. 2016-08 – Appointment of Planner

Motion to move Resolution No. 2016-08 by Commissioner Rosolen, seconded by Commissioner Amadio and approved on roll call vote.

VOUCHERS

Finance Officer Riggitano presented the bills for payment: Attorney, Auditor and Stenographer. Motion to pay bills by Commissioner Rosolen, seconded by Commissioner Amadio and approved on roll call vote.

NEW BUSINESS

Executive Director Duch reported that the GRA Budget was sent to us today. It is stamped received by the Division of Local Government Services on November 13, 2015 and approved on December 14, 2015. The Certification of Adopted Budget was signed off by the Director of Local Government Services on January 25, 2016. This budget will be posted on the website .He did advise that he and Mr. Riggitano worked on the City budget which will be presented to the Mayor and Council. That budget has included the exact same amount as we have received in the past. He will point out that last year the GRA did pay the City the initial \$185,000 loan that was used to fund the agency.

Executive Director Duch advised the Commissioners that there may be another potential redevelopment site in the factory across the street from City Hall. It would include the entire factory complex and the Meltzer's property. Tom Walsh of the real estate firm of Jones, Lang and LaSalle has been in City Hall multiple times and has brought in three developers so far. They do understand that we want to build a lot of studios, lofts, one bedroom units and not too many two bedrooms. We advised them that we do not have a lot of room for additional school children in our City at this time. Their idea is to take the property and demolish everything. They would start parking on the ground level. They are interested in building a two level parking garage with units above it. They asked how high they could go. Executive Director Duch suggested that they follow the contour of the land. They were told that if they were interested in acquiring the rest of the residential properties on the block, Mr. Meltzer owns a couple of them. They were going to look into that. They also talked about a shuttle service to the train station. One of the projects they have built is a commuter village; it has a few commercial shops but essentially it is a residential development with a shuttle running in the morning and in the evening. They spoke about parking. Executive Director Duch said he would like to have two spaces per unit.

They said that was excessive. They were told to come back with an alternative. Executive Director Duch told them that if they prepared a conceptual plan he would have them come before the Redevelopment Agency to make a presentation. That area has not yet been designated as an area in need of redevelopment.

At the initial Transit Village meeting a gentleman named Alan Miller came from the state. He worked at one of the Divisions of the Department of Environmental Protection. The Executive Director spoke with him about the Kalama site. A phone conference was arranged today with him and the gentleman who is taking over his job, Eugene Schafenburger, who is the Mayor of Middletown. There is a possibility that he might be in the area next week and if he could view site. Executive Director Duch will reach out to Mr. Schaevitz from Paragon Development to see if he would be available at that time.

OLD BUSINESS

The Executive Director Duch reported on the Meridia site. Bernie Mirandi, P.E. sent a memo. He attended the January 28, 2016 Planning Board meeting. At that time Meridia Transit Crossing received a 60 day extension to perfect their subdivision. He has met with Sean McGowan, Esq. who is Meridia's VP of Development. He appeared before the Planning Board and said they are scheduling sanitary sewer point repairs and pipe lining. When the Redevelopment Agency gave its approval of this project it was subject to a determination by our Engineer as to whether the sewer line should be entirely replaced or was it possible to do point repair and then reline it. Mr. Boswell's determination was that the line is actually a lot larger than what is required. If we asked them to replace the line they could actually put in a smaller one. Boswell's suggestion was to leave the larger line and do the point repairs and completely reline the pipe. The area has had some issues with sewer back-ups. The City has entered the property as needed to do whatever sewer maintenance is needed. Boswell is working on the stormwater management plan for the site and water supply for the fire suppression systems.

CITIZEN REMARKS

No citizens present. A motion to close the Citizens portion of the meeting was made by Commissioner Rosolen seconded by Commissioner Amadio.

Executive Director Duch reported that the initial draft of the zoning ordinance changes has been prepared by Sean Moronski of Burgis Associates and has been sent to my office. He is setting up a meeting with Mr. Boswell to go through the information before it goes to the Redevelopment Agency. Mr. Duch hopes to have a draft plan in advance of the next meeting.

Motion to close the meeting at 7:25 PM was made by Commissioner Amadio, seconded by Commissioner Rosolen and approved on voice vote.