

Garfield Redevelopment Agency
111 Outwater Lane
Garfield, NJ 07026

Minutes of Meeting held on
April 4, 2016

The Meeting was called to order by Vice Chairman Andreano at 8:10 PM.

The Vice Chairman announced compliance with the Sunshine Law.

Pledge of Allegiance was recited by all present.

The following commissioners were present:

Vice Chairman Arthur Andreano
Commissioner Ernest Rosolen
Commissioner Arthur Rotio
Commissioner Joseph Delaney

Absent: Chairman Roger Hetel
Commissioner Peter Amadio
Commissioner Raymond Simione

Others Present: Thomas J. Duch, Esq., Executive Director
Frank Regan, Esq., GRA Attorney
Beth Calderone, Stenographer
Patricia Esposito, Asst. Secretary
Roy Riggitano, Finance Officer

MINUTES

Executive Director Duch asked for a motion to adopt the minutes from the March 7, 2016 meeting. A motion to adopt the minutes was made by Commissioner Rotio, seconded by Vice Chairman Andreano and passed on voice vote.

VOUCHERS

Finance Officer Roy Riggitano presented the following bills for payment: Beth Calderone - \$200.00, DeCotiis, Fitzpatrick & Cole, LLP - \$221.00, Lerch Vinci & Higgins - \$1,510.00. Motion to pay bills by Commissioner Rosolen, seconded by Commissioner Rotio and approved on voice vote.

Finance Officer Roy Riggitano left the meeting at 8:12 PM.

OLD BUSINESS

Executive Director Duch addressed a few items:

1. Property on Outwater Lane – have not had any further inquiries. Realtor still looking for people interested in redevelopment.
2. The plan for redevelopment of Passaic St. is coming along. Hoping that the plan for redevelopment will be presented to the Planning Board for their May meeting for consideration.

Tonight an update will be presented on the status of the Meridia Transit development site. We have with us Cindy Scher, Director of Construction at Capodagli Property Co. LLC and Meridia LLC.

There have been a lot of inquiries from the residents on the status of the project. There have been concerns expressed about the dirt piles on site. There are a lot of ideas out there that the dirt is contaminated, blowing through the neighborhoods and contaminating homes and properties. Those items will be addressed this evening.

Vice Chairman Andreano recognized Cindy Scher, Director of Construction at Meridia Transit. Ms. Scher introduced herself and advised the Commission that she is the person to speak to regarding the Meridia Transit site. She was duly sworn in by our Court Stenographer.

Ms. Scher advised the following:

1. The site hasn't had a lot of activity. They are remobilizing to start testing of the soil which was done on March 23, 2016. Were out there with their Site Engineer to bring the large pile of soil down to take some additional soil samples. The samples are due back to them on April 6, 2016. From there they will be able to go to different transfer stations that would be willing to accept the soil depending on the classifications. Once they receive the report they will figure out what will be done with the soils, will mobilize and address the soils off-site or capping them per the plan submitted to Garfield.
2. A preliminary schedule has been put together for the project. The two buildings will be built simultaneously. Ms. Scher had schedules prepared for the Commissioners which she handed out.
3. Building A permits have been submitted to the DOT. Some additional information was requested. Ms. Scher will be submitting that information to update the permit package. The schedule shows a start date of April 7, 2016. She doesn't think that will happen because the soil testing reports will only be coming back on April 6, 2016. The plan is to start the project within the next week.
4. Question was asked if she was talking about the big mountains of soil. Ms. Scher said that they will be the first area to address to take the soils.
5. Ms. Scher stated that she presented two schedules to the Commissioners which is a total of a 15 month project. 8½ months for Building A and 6½ months for Building B. Schedule can change depending on inspections, depending on any changes from the owner or any changes from the Building Dept. In about the middle of May the site work will be started with sanitary connection, sewer connection, curbing and sidewalks.
6. Ms. Scher advised that Gerard Walis, Construction Official has been asking for the report from the Engineer for the hydrostatic pressure coming off of Schley Street to feed the building. She will be submitting the report to the Building Dept. later this week. On March 21, 2016 they applied for the Construction Permits to the City.
7. Frank Regan, Esq. stated that there is a \$40,000 payment due towards a \$300,000 total Redevelopment Fee. That payment is due upon the issuance of the first Building Permit.
8. Executive Director Duch stated that there have been some issues with the sewer line on site. Asked what are their plans to address the issues, how are they addressing them or have they been addressed.

Ms. Scher advised that they are working with the Site Engineer regarding the drainage issue. She was advised by her office that they have agreed to reline the existing sewers and that is on the schedule. They are meeting with Boswell Engineering regarding the drainage. Executive Director Duch asked about the one area that was open with ongoing problems. What has been done? Ms. Scher advised that Garfield jetted the lines and the contractor put on a precast concrete lid on top of it. She has not heard of any further problems. This was addressed in February.

9. Bernie Mirandi of Boswell Engineering added: They had a couple of meetings on site with the DPW and the Building Dept. The Developer brought in their Site Contractor. They leveled a roadway and put signage at various points so the DPW, if need be, could get out there. Also some point repairs that were previously done and Mr. Mirandi believes Meridia owes the City a video of the system so it could be reviewed and further confirm that the areas that were previously identified for point repairs remains or if there are any other potential items.
10. Ms. Scher confirmed that she will be the on-site Project Manager and will be there full time.
 - a. .Question was asked about the truck traffic in the area particularly on Walnut Street where the Muscarelle Center is. Particularly trucks carrying heavy soil where the children are entering and leaving school. Ms. Scher advised that as of now they would be using Schley Street because of the location of the soil. If they have to use Walnut Street they will take into consideration the timing of the traffic with the school. Ms. Scher will go to the school and introduce herself and get their schedule so she is aware for the timing of the truck traffic.
11. Mr. Mirandi, Boswell Engineering, advised that the primary access to the site is off of Schley Street. The use of access off of Walnut Street would be limited to working on improvements to the parking lot or any specific need. That would be coordinated through the Building Dept. and Boswell. The primary access, because of the day care center, was part of the original resolutions and agreements in place.
12. Executive Director Duch stated that in the Garfield Superfund site, the factory was ripped down, all debris removed, and 750 truckloads of contaminated soil taken from the site. Did not have a single complaint from a neighbor because it was done right. Mr. Duch would like Meridia to keep it as clean as possible. He also stated that the sewer is very important. Mr. Duch has been told by Boswell that the sewer line that is there is large enough and capable of handling the entire development as well as the neighbors. There was an issue with the sewer where three homes were affected. He stated that this cannot happen again. He is very concerned about that particular area. Whatever can be done to make certain this does not happen, he would like it done. Ms. Scher stated that she understood.
13. Ms. Scher will be emailing a list of emergency contact numbers. She also advised the Commissioners that they could call her or email her with any questions they may have.
14. Executive Director Duch also asked Ms. Scher to email the latest set of drawings for the project so he could forward them to the Commissioners.

CITIZEN REMARKS

No citizens and taxpayers

Motion to close the meeting at 8:30 PM by Commissioner Rosolen, seconded by Commissioner Rotio and approved on roll call vote.