

MEETING OF THE  
HARRISON REDEVELOPMENT AGENCY  
TOWN OF HARRISON

**MAY 22, 2023**  
**1:00 P.M.**

AGENDA

**MEETING** – 318 Harrison Avenue, 3rd Floor, Harrison, NJ

1:00 P.M. – CALL TO ORDER/SUNSHINE NOTICE

PLEDGE OF ALLEGIANCE

ROLL CALL

- APPROVAL OF THE MINUTES OF 4-24-2023
- RESOLUTION APPROVING THE BILL LIST
- A DISCUSSION OF THE REDEVELOPMENT AGREEMENT WITH ACCORDIA HARRISON URBAN RENEWAL, LLC
- A DISCUSSION OF THE REDEVELOPMENT AGREEMENT WITH SUPOR PROPERTIES HARRISON, LLC

PUBLIC COMMENT  
ADJOURN

MINUTES  
HARRISON REDEVELOPMENT AGENCY MEETING  
Via ZOOM  
1:00 p.m.  
April 24, 2023

PUBLIC STATEMENT

Adequate notice of this meeting was sent to two newspapers and was posted on the bulletin board in compliance with the Open Public Meetings Act.

Chairman James Fife, presiding.

Chairman Fife called the meeting to order at 1:03 p.m. The Pledge of Allegiance was recited and the roll was called.

HRA COMMISSIONERS	PRESENT	ABSENT
James Fife, Chair	✓	
Daniel Choffo	✓	
Robert Gerris	✓	Arrived at 1:10 pm
Judith Listwan	✓	
Raymond Lucas		✓
Miguel Simoes	✓	
Harold Stahl	✓	

Also Present: James Bruno, Esq., Castano Quigley Cherami, LLC; Thomas Berkenkamp, Berkenkamp Realty Group, LLC; John R. Lloyd, Esq., Chiesa Shahinian & Giantomasi PC; Paul J. Zarbetski, Town Clerk; Gregory Kowalski, Executive Director, HRA; Mary Cushing, HRA.

The first item of business was approval of the minutes for the meeting of February 27, 2023. A motion to approve the minutes was made by Commissioner Listwan and seconded by Commissioner Stahl. A roll call followed with Commissioner Simoes abstaining and all other commissioners present voting aye. The motion was carried.

A motion was then made by Commissioner Stahl to approve bills for payment submitted by Chairman Fife (Resolution No. 1-4-2023). Commissioner Simoes seconded the motion, and a roll call followed with all commissioners present voting aye. The motion was carried.

Commissioner Gerris arrived at 1:10 pm.

Then, followed a discussion regarding a request from BRG Harrison Lofts Urban Renewal, LLC for an extension of its Redevelopment Agreement for another two years. James Bruno, Agency counsel, described the history of the project and its problems with contamination at the site and the ongoing clean-up process. Tom Berkenkamp of BRG stated that General Electric had promised that the clean-up would be finished by the end of 2023. Since the EPA would also have to approve the process, he anticipated that they would likely need more time to complete the project.

Then, Commissioner Choffo made a motion to approve Resolution No. 2-4-2023 approving an extension until February 1, 2028 of the term of the Amended and Restated Redevelopment Agreement with BRG Harrison Lofts Urban Renewal LLC. Commissioner Listwan seconded the motion, and a roll call followed with all commissioners present voting aye. The motion was carried.

Then, Commissioner Listwan made a motion to approve Resolution No. 3-4-2023 authorizing the purchase of document management services for records retention and disposal. Commissioner Stahl seconded the motion, and a roll call followed with all commissioners present voting aye. The motion was carried.

John Pinho requested public comment before the Agency.

There being no additional requests from the public to address the commissioners, a motion to adjourn was made by Commissioner Simoes and seconded by Commissioner Listwan. The vote to adjourn was unanimous, and the meeting was adjourned at 1:18 p.m.

Respectfully submitted,

Gregory Kowalski, Executive Director

**HARRISON REDEVELOPMENT AGENCY**

**RESOLUTION APPROVING BILL LIST**

**RESOLUTION NO. 1-5-2023**

**BE IT RESOLVED** by the Harrison Redevelopment Agency that the following bills are hereby approved for payment:

**A. Castano Quigley Cherami - Legal**

1. # 2846	Agency Matters	Apr 30, 2023	\$ 97.50
2. # 2847	Harrison Commons 2A	Apr 30, 2023	\$ 1,867.50
3. # 2848	BRG Harrison Lofts	Apr 30, 2023	\$ 648.75
4. # 2849	Supor Properties	Apr 30, 2023	\$ 97.50
5. # 2850	Accordia Harrison	Apr 30, 2023	\$ 633.75
6. # 2851	Cape May Street Park	Apr 30, 2023	\$ 243.75
7. # 2852	Advance at SOG	Apr 30, 2023	\$ 195.00

**B. Heyer, Gruel & Associates - Planning**

1. # 39835	Cape May Street Park	Mar 31, 2023	\$ 1,575.00
2. # 39835	Continuing Services to Agency	Mar 31, 2023	\$ 2,565.00
3. # 39836	Advance at SOG	Mar 31, 2023	\$ 150.00
4. # 39968	Cape May Street Park	Apr 30, 2023	\$ 3,262.50
5. # 39969	Harrison Commons 1	Apr 30, 2023	\$ 56.25
6. # 39969	Harrison Commons 3	Apr 30, 2023	\$ 56.25
7. # 39970	Advance at SOG	Apr 30, 2023	\$ 75.00

**C. LSRP Consulting - Environmental**

1. # 2023-078	Red Bull Stadium	Apr 30, 2023	\$ 2,424.34
---------------	------------------	--------------	-------------

**D. NJDEP - Environmental**

1. 254286700	Remedial Action Permit	Apr 17, 2023	\$ 420.00
--------------	------------------------	--------------	-----------

**E. Staples Advantage - Supplies**

1. # 3530917297	Supplies	Feb 18, 2023	\$ 118.97
2. # 3534251500	Supplies	Mar 30, 2023	\$ 131.92

**F. The payroll for the month of May is hereby approved.**

**ADOPTED:** May 22, 2023

*RECORDED VOTE*

COMMISSIONERS	Moved	Seconded	Yes	No	Abstain	Absent
James Fife, Chair						
Daniel Choffo						
Robert Gerris						
Raymond Lucas						
Miguel Simoes						
Harold Stahl						

I certify that the above Resolution was adopted by the Harrison Redevelopment Agency on May 22, 2023.

\_\_\_\_\_  
Gregory P. Kowalski  
Executive Director