

MINUTES OF SPECIAL MEETING/PUBLIC HEARING  
WATER POLLUTION CONTROL AUTHORITY

SEPTEMBER 22, 2022

MEMBERS PRESENT: C. Robert Sigler, Chairman  
Bob Kleffmann  
Nick Mastrangelo  
Michael Richetelli

ALSO PRESENT: Robert Brinton, Town Engineer  
Art Williams, Town Treasurer  
Vincent Guardiano, Real Estate Appraiser  
Carol Martin, Gyroscope Development Group

OWNERS' PLAN  
TOWN OF WESTFIELD  
PROPERTY OFFICE  
2022 OCT -5 AM 8:53

Chairman Sigler called the Special Meeting to order at 6:00 PM and immediately went into the Public Hearing. He noted that the Commission scheduled the Special Meeting/Public Hearing to continue discussion regarding the 329 Smith Farm Road appraisals. Commissioner Kleffmann then motioned to accept Kerin & Fazio's evaluation of \$520,000 with Commissioner Mastrangelo seconding same. Chairman Sigler then asked for any comments from the Commissioners. At this point, those in attendance voted to approve the motion. Chairman Sigler then noted the developer's appraisal for \$135,000 and continued to note that the developer's real estate appraiser countered the Town's evaluation with his own. Discussion ensued. Mr. Vincent Guardiano then addressed the Commission explaining his appraisal. He also noted, for this project to go forward, a zone change as well as approval by the WPCA is needed. Commissioner Kleffmann noted his concern with the developer going to Housing and Development without coming before the WPCA for its input first and was concerned about setting a precedent for future projects. The Commissioners agreed that the situation does not sit well with them. At this point, Mr. Guardiano made his presentation to try to clear up the concerns and questions of the Commissioners. Discussion continued.

Further, the developer, Carol Martin, explained that she wasn't in agreement with the Town's appraisal and hired Mr. Guardiano to review the Kerin & Fazio appraisal, subsequently submitting his appraisal of \$135,000. She further noted that she is ready to close with the lender pending this Commission's approval and that she used Mr. Guardiano's appraisal for her submission to Housing and Development without coming to the WPCA first. She also noted that this affordable housing project will be managed by Millenium Real Estate, Property Management.

After a lengthy discussion, the Chairman noted that the WPCA would like to expedite the situation and does not want to cause any further delay; the Commissioners agreed. Discussion continued between the Commissioners and Mr. Guardiano regarding the two (2) appraisal amounts. Commissioner Richetelli suggested sending Mr. Guardiano's appraisal to Kerin & Fazio and request that they review the two appraisals. At this point, Mr. Brinton reminded that the Commission has the final word. Chairman Sigler then suggested not approving the appraisal at this meeting and perhaps giving it to a third appraiser for review. Discussion continued. Commissioner Kleffmann gave his opinion that the Commission needs to give this

project a fair appraisal and that we need more information to make a decision. Commissioner Richetelli voiced his opinion that the WPCA should consult with our expert and explain the situation to him. Chairman Sigler agreed that the Commission should go back to Kerin & Fazio and ask them to have another look at their appraisal. Commissioner Kleffmann suggested that the WPCA go back to Kerin & Fazio providing them with a copy of Mr. Guardiano's report and have them review it. Further, he suggested that Kerin & Fazio attend the next meeting.

Ms. Martin then continued to address the Commission explaining she believes this is going to be the only affordable housing project to be built in Orange. A general conversation continued between Ms. Martin and the Commissioners regarding this project and the Commissioners concerns, questions and suggestions.

With no further business to be addressed, a motion to adjourn was made by Commissioner Richetelli, seconded by Commissioner Mastrangelo and unanimously carried; the meeting was adjourned at 7:40 PM.

Respectfully submitted,



Barbara L. Howard  
Recording Secretary

blh

cc: WPCA Members, Town Treasurer, Town Engineer, Sylvie Napoli