

**AGENDA**  
*Regular Public Meeting*  
**Planning Board**  
**City of Garfield**

Thursday, December 14, 2017, at 8 PM  
Council Chambers, Second Floor, City Hall

(This meeting shall be preceded by an open public work session at 7:30 PM on the same date  
and at the same place)

**A. OPENING OF MEETING**

1. Call to Order by the Chairman
2. Chairman's opening statement in respect to compliance with the Open Public Meetings Act:  
Notice of the time, date and place of this meeting has been provided at least 48 hours in advance (1) by publication in The Herald News on November 16, 2016, in The Bergen Record on November 16, 2016; (2) by posting of the Notice of meeting on the Community Bulletin Board at City Hall and (3) by filing a copy of the Notice with the City Clerk.
3. Salute to the Flag and Pledge of Allegiance
4. Roll Call
5. Resolutions

Resolution to adopt the First Ward *Area In Need of Redevelopment Study* ("Study") prepared by Burgis Associates, Inc., dated May 2, 2017 and the Addendum thereto dated November 2, 2017 designating the Lots and Blocks Commonly known as: BLOCK 24.01, ALL LOTS; BLOCK 24.02, ALL LOTS; BLOCK 31.01, LOTS 9.01 AND 10; BLOCK 31.02, ALL LOTS; BLOCK 34.01, LOT 10; BLOCK 34.02, ALL LOTS; BLOCK 48.02, ALL LOTS and the vacated portion of Hepworth Place as shown on the official Tax Map of the City of Garfield as an area in need of redevelopment, specifically a condemnation redevelopment area pursuant to N.J.S.A. 40:55D-26 and N.J.S.A. 40A:12A-1 et. seq.

**B. OLD BUSINESS**

None

**C. NEW BUSINESS**

1. Hearing on Application of Central Bergen Properties, L.P. to sub-divide the building on the property commonly known as 141 Lanza Ave, Garfield, NJ, Block No. 203.01 Lot 50.01 and 72-180 Kipp Ave., Elmwood Park, NJ, Block 1720, Lot 1. should be determined to be an area in need of redevelopment, specifically, a condemnation redevelopment area;
2. Hearing on Resolution 17-288 of the Garfield City Council's Resolution to examine whether the property known as Block 203.01 Lot 50.01 as shown on the Official Tax Map of the City of Garfield, more commonly known as 141 Lanza Avenue, should be determined to be an area in need of redevelopment, specifically a Condemnation Redevelopment area pursuant to the Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1, et seq; and direct Bridgette Bogart, Planning & Design Professionals, LLC, to perform a study of the area delineated to determine if the delineated area is in need of redevelopment;
3. Motion to adopt the Study Planner, Bridget Bogart, Planning and Design Professionals LLC, to submit a proposal for planning services for Block 119.04 Lot 1 as shown on the Official Tax Map of the City of Garfield, more commonly known as 394 Outwater Lane, Columbus Park for approval by the Planning Board.

**D. INFORMATION AND PROPOSALS**

**E. OTHER ADMINISTRATIVE MATTERS**

Approval of Minutes of Regular Meeting of November 16, 2017.

Correspondence

Payment of Bills

**F. PUBLIC COMMENT SESSION**

**G. CLOSED SESSION PURSUANT TO NJSA 10:4 -12**

**H. ADJOURNMENT**

**FORMAL ACTION MAY BE TAKEN ON ANY OF THESE MATTERS AND ON ANY OTHER MATTERS PROPERLY BROUGHT BEFORE THE BOARD**