

AGENDA
Regular Public Meeting
Planning Board
City of Garfield

Thursday, January 25, 2018, 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 22, 2017, in The Bergen Record on November 22, 2017; (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

AMENDED Resolution to **correct typographical error** 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. Reorganization of 2018 Planning Board:
 - a) Motion to appoint Chairman of the 2018 Planning Board
 - b) Motion to appoint Vice-Chairman of the 2018 Planning Board
 - c) Appointment of Attorney/Secretary to the Board
 - d) Appointment of Board Engineer
 - e) Appointment of Special Project Engineer
 - f) Appointment of Planner
 - g) Appointment of Court Reporter
2. Hearing on Resolution 18-017 adopted by the Garfield City Council on January 9, 2018, for a Zoning Change Proposal initiated by Robert Schultz to change Block 212, Lot 40.02 known as 439 Harrison Avenue and Block 212, Lot 40.01 known as 441 Harrison Avenue from Zone CA to R-1 Zone.
3. Hearing on Amendment to the City Zoning Ordinance of the City of Garfield entitled "Zoning" to create § 341-13(G), entitled "Prohibited Uses in Any District" which shall read as follows:

§341-13 (G) the sale of marijuana and paraphernalia associated with marijuana use is hereby prohibited within the City of Garfield.
4. Hearing on Resolution 17-289 of the Garfield City Council 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 to adopt the report of Bridgette Bogart, Planning & Design Professionals, LLC, entitled "Determination of Area In Need of Redevelopment" dated November 29, 2017.
5. Hearing on Resolution 17-288 of the Garfield City Council to examine whether the property known as Block 119.04, Lot 1 as shown on the Official Tax Map of the City of Garfield, more commonly known as Columbus Park should be determined to be an area in need of redevelopment, specifically, a Non-Condemnation Redevelopment area pursuant to the Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1, et seq; and to adopt the report of Bridgette Bogart, Planning & Design Professionals, LLC, entitled "Determination of Area In Need of Redevelopment" dated November 29, 2017.
6. Hearing on Application of Charles Messina for a sub-division of the property known as Block 149.02, Lot 28 as shown on the Official Tax Map of the City of Garfield more commonly known as 57 Prospect Street, Garfield, NJ.
7. Hearing on Development Application of Mehtis, LLC for a minor sub-division of Block 153, Lot 15 as shown on the Official Tax Map of the City of Garfield more commonly known as 19 Morris Avenue, Garfield NJ.

D. INFORMATION AND PROPOSALS

E. OTHER ADMINISTRATIVE MATTERS

Approval of Minutes of Regular Meeting of December 14, 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**