

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

Thursday, July 26, 2018, at 7:00 PM  
Council Chambers, Second Floor, City Hall

(This meeting shall be preceded by an open public work session at 6:30 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  
Resolution approving the Application of 106 Westminster Place, LLC for Minor Subdivision approval of Block 43, Lot 32 as shown on the Official Tax Map of the City of Garfield more commonly known as 106 Westminster Place, Garfield, NJ.

Resolution approving the Application of Michael Semancik for Minor Subdivision Approval and Minor Site Plan Approval of Block 126, Lots 19 & 22 as shown on the Official Tax Map of the City of Garfield, NJ more commonly known as 255 & 259 Malcolm Avenue, Garfield NJ.

Resolution approving the Garfield City Council Resolution #18-181 affirming that the property generally known as Block 119.04, Lot 1, also known as 394 Outwater Lane, as shown on the Official Tax Map of the City of Garfield ("Property") meets the criteria and qualifies as "an area in need of redevelopment" which shall be a Non-Condemnation Redevelopment Area pursuant to the Redevelopment Law and amending and clarifying Resolution #18-133 of the Garfield City Council to require that any redevelopment of the Property continue to be utilized as an area for public

recreational use and shall remain on the Recreation and Open Space Inventory of the City of Garfield.

**B. OLD BUSINESS**

Continuation of 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.

**C. NEW BUSINESS**

**D. INFORMATION AND PROPOSALS**

**E. OTHER ADMINISTRATIVE MATTERS**

Approval of Minutes of Regular Meeting of June 28, 2018.

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**