

AGENDA
Regular Public Meeting
Planning Board
City of Garfield

Thursday, February 28, 2019, at 6:00 PM
Council Chambers, Second Floor, City Hall

(This meeting shall be preceded by an open public work session at 5:30 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 December 27, 2018, in The Bergen Record on December 27, 2018; (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.

A subsequent Notice of time change has been provided at least 48 hours in advance by publication in The Herald News on February 11, 2019 and February 18, 2019, in The Bergen Record on February 11, 2019 and February 18, 2019.

3. Salute to the Flag and Pledge of Allegiance
4. Roll Call
5. Resolutions

Resolution to transfer the Application of H2O Lane Realty, LLC for a minor subdivision and minor site plan approval of Block 139, Lots 8 & 10 as shown on the Official Tax Map of the City of Garfield more commonly known as 42-46 Outwater Lane, Garfield, NJ to the Zoning Board due to the expansion of the existing Use Variance.

Resolution adopting the report of Benecke Economics entitled "Redevelopment Investigation Report" dated January 14, 2019, and determining the property located at 100 Passaic Street, also known as Block 14.02, Lot 4.01 and 95-109 Passaic Street, also known as Block 23, Lots 25, 28 and 29 as shown on the Official Tax Map of the City of Garfield ("Property") should be determined "an area in need of

redevelopment", specifically a Non-Condensation Redevelopment Area pursuant to the Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1, et seq.

B. OLD BUSINESS

1. 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 Condensation Redevelopment area pursuant to the Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1, et seq.
2. Motion to appoint Chairman of the 2019 Planning Board
3. Motion to appoint Vice-Chairman of the 2019 Planning Board
4. Motion to appoint 2nd Alternate, Gioacchino LoBue to the 2019 Planning Board

C. NEW BUSINESS

Hearing on Resolution #19-52 of the Garfield City Council authorizing and directing the Planning Board of the City of Garfield to add properties to those properties already identified in Resolution No. 19-15 to examine whether the property located at 281, 289, 291, 297, 301 Passaic Street and 8 Clark Street, also known as Block 41, Lots 1.01, 1.02, 5, 6, 9 & 11 as shown on the Official Tax Map of the City of Garfield ("Property") should be determined "an area in need of redevelopment", specifically a Non-Condensation Redevelopment Area pursuant to the local Redevelopment and Housing Law N.J.S.A. 40A:12A-1, et seq; and authorizing the Planning Board to undertake a preliminary study to determine whether the Property meets the criteria for designation as a redevelopment area.

D. INFORMATION AND PROPOSALS

E. OTHER ADMINISTRATIVE MATTERS

Approval of Minutes of Regular Meeting of January 24, 2019 and Special Meeting of January 31, 2019.

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