

AGENDA
Regular Public Meeting
Planning Board
City of Garfield

Thursday, November 18, 2021, at 7:00 PM
Via Zoom Conference

(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 Chairwoman
2. Chairwoman'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 Bergen Record and The Herald News on November 26, 2020; (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 venue change from Council Chambers, Second Floor, City Hall to a Zoom Conference Meeting has been provided at least 48 hours in advance by publication in The Bergen Record and The Herald News on November 14, 2021.

3. Salute to the Flag and Pledge of Allegiance
4. Roll Call
5. Resolutions
 - a. Resolution memorializing approval of Application for Preliminary Site Plan Approval and Final Site Plan Approval regarding the property located at 844-858 River Drive, also known as Block 200, Lots 16, 18 & 21 as shown on the Official Tax Map of the City of Garfield ("Property").
 - b. Resolution authorizing the Board Secretary to publish the Requests For Qualifications for the Board Professionals for the year 2022.
 - c. Resolution establishing and authorizing the meeting dates for the calendar year 2022.

B. OLD BUSINESS

NONE.

C. NEW BUSINESS

1. Hearing to approve the Study conducted by DMR Architects examining whether the property located at 69 Hepworth Place, also known as Block 34.02, Lot 28, as shown on the Official Tax Map of the City of Garfield should be determined to be 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.
2. Hearing to approve the Study conducted by DMR Architects examining whether the properties located at 252 Midland Avenue and 143 Clark Street, also known as Block 58, Lots 1 & 3, as shown on the Official Tax Map of the City of Garfield 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.
3. Hearing to approve the Study conducted by DMR Architects examining whether the properties located at 94, 100 & 104 Passaic Street and 43 & 45 Spencer Place, also known as Block 14.02, Lots 1, 4.01, 4.02, 9 & 10, as shown on the Official Tax Map of the City of Garfield should be determined to be 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.

D. INFORMATION AND PROPOSALS

E. OTHER ADMINISTRATIVE MATTERS

Approval of Minutes of Regular Meeting of August 19, 2021.
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