

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

Thursday, January 27, 2022, 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 Record and The Herald News on November 27, 2021; (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 Record and The Herald News on January 20, 2022.

3. Salute to the Flag and Pledge of Allegiance
4. Roll Call
5. Resolutions
  - a. Resolution memorializing Resolution R-21-445 of the Garfield City Council authorizing the Planning Board to examine whether the property located at 67-69, 73 & 77 Passaic St., also known as Block 24.01, Lots 5.01, 8 & 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 et seq.
  - b. Resolution memorializing Resolution R-21-431 of the Garfield City Council authorizing the City Manager to enter into a contract with Gregory Associates for an Investigative Study for 67-69, 73 & 77 Passaic St. to determine if it meets the statutory criteria for an area in need of redevelopment.

**B. OLD BUSINESS**

1. Continuation of 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 Condemnation Redevelopment Area, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.

**C. NEW BUSINESS**

1. Hearing on Resolution R-21-416 of the Garfield City Council authorizing bond ordinance #2908 to authorize the 2021 road improvement program in, by and for the City of Garfield, to appropriate the sum of \$1,500,000 to pay the cost thereof, to make a down payment, to authorize the issuance of bonds to finance such appropriation and to provide for the issuance of bond anticipation notes in anticipation of the issuance of such bonds.
2. Hearing on Resolution R-21-417 of the Garfield City Council authorizing bond ordinance #2909 to authorize the undertaking of improvements to the basketball court at Fire House No. 3 in, by and for the City of Garfield, to appropriate the sum of \$130,000 to pay the cost thereof, to make a down payment, to authorize the issuance of bonds to finance such appropriation and to provide for the issuance of bond anticipation notes in anticipation of the issuance of such bonds.

**D. INFORMATION AND PROPOSALS**

**E. OTHER ADMINISTRATIVE MATTERS**

Approval of Minutes of Regular Meeting of December 16, 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**