

AGENDA
Regular Public Meeting
Planning Board
City of Garfield

Thursday, May 26, 2022, 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 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.

3. Salute to the Flag and Pledge of Allegiance
4. Roll Call
5. Resolutions
 - a) Resolution memorializing approval of the Study conducted by Gregory Associates examining 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- Condemnation Redevelopment area pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A-12A et seq.
 - b. Resolution memorializing approval of the Study conducted by DMR Architects examining whether the property located at 252 Midland Avenue, also known as Block 58, Lots 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 Non-Condemnation Redevelopment Area, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.

B. OLD BUSINESS

NONE.

C. NEW BUSINESS

1. Hearing on whether to adopt the Redevelopment Plan prepared by Francis Reiner of DMR Architects entitled 933-975 River Drive Redevelopment Plan, dated May, 2022 for property

known as Block 140, Lots 91.01 & 100.01 as shown on the Official Tax Map of the City of Garfield, more commonly known as 933-975 River Drive, Garfield, NJ.

2. Hearing on Resolution R-238-22 of the Garfield City Council to re-introduce Ordinance #2931 First Reading adopting a Redevelopment Plan for the property known as 933-975 River Drive, also known as Block 140, Lots 91.01 and 100.02 pursuant to N.J.S.A. 40A:12A-1 et seq.
3. Hearing on Resolution R-220-22 of the Garfield City Council to examine whether the property known as Block 88.01, Lots 1 & 9, and Block 89, Lots 17 & 19, as shown on the Official Tax Map of the City of Garfield, more commonly known as 337, 342, 350 and 351 Midland Avenue, 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.
4. Hearing on Resolution R-221-22 of the Garfield City Council to examine whether the property known as Block 34.01, Lot 10 and Block 31.01, Lot 9.01, as shown on the Official Tax Map of the City of Garfield, more commonly known as 41-42 Hepworth Place, 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.
5. Hearing on Resolution R-222-22 of the Garfield City Council to examine whether the property known as Block 19.01, Lots 47 & 49, as shown on the Official Tax Map of the City of Garfield, more commonly known as 22 & 26 Garfield Avenue, 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.
6. Hearing on application to record a new Subdivision Deed for property known as Block 106, Lot 11.02 as shown on the Official Tax Map of the City of Garfield, more commonly known as 89 Summit Avenue.
7. Hearing on Resolution R-240-22 of the Garfield City Council introducing Ordinance #2937 First Reading to amend Part II, General Legislation, Chapter 341, Zoning, Article XI, Parking Spaces and Loading Berths, of the revised General Ordinances of the City of Garfield.
8. Hearing on Resolution R 266-22 of the Garfield City Council authorizing the Planning Board to conduct a review of Ordinance 2937, an Ordinance to amend Part II, General Legislation, Chapter 341, Zoning, Article XI, Parking Spaces and Loading Berths, of the revised General Ordinances of the City of Garfield.
9. Hearing on Resolution R-239-22 of the Garfield City Council introducing Ordinance #2934 First Reading adopting the 297-301 Passaic Street 2022 Passaic Street Redevelopment Plan for Block 41, Lots 9 & 11, also known as 297-301 Passaic Street which has been designated as a Non-Condensation Redevelopment Area pursuant to N.J.S.A. 40A:12A-1 et seq.
10. Hearing on first reading of Garfield City Council Ordinance to provide for the amendment of Part II, General Legislation, Chapter 100, Cannabis of the revised General Ordinances of the City of Garfield.

D. INFORMATION AND PROPOSALS

E. OTHER ADMINISTRATIVE MATTERS

Approval of Minutes of Regular Meeting of February 24, 2022 and March 24, 2022.

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**