

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

Thursday, August 25, 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 Redevelopment Plan prepared by Francis Reiner of DMR Architects entitled 933-975 River Drive Redevelopment Plan, dated July, 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.
  - b. Resolution memorializing approval of 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-Condemnation Redevelopment area pursuant to the Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1, et seq.
  - c. Resolution memorializing approval of 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-Condemnation Redevelopment area pursuant to the Local Redevelopment and Housing Law N.J.S.A. 40A: 12A-1, et seq.
  - d. Resolution memorializing approval of the Redevelopment Plan prepared by Francis Reiner of DMR Architects entitled 69 Hepworth Place Redevelopment Plan dated July,

2022 for property known as Block 34.02, Lot 28 as shown on the Official Tax Map of the City of Garfield, more commonly known as 69 Hepworth Place, Garfield, NJ.

**B. OLD BUSINESS**

NONE.

**C. NEW BUSINESS**

1. Hearing on application for Minor Subdivision Approval and Minor Site Plan Approval regarding Block 170.01, Lot 26 as shown on the Official Tax Map of the City of Garfield, more commonly known as 370-376 Semel Avenue.
2. Hearing on whether to adopt the Redevelopment Plan prepared by Gregory Associates, LLC entitled Champions Crossing Redevelopment Plan dated July, 2022 for property known as Block 24.01, Lots 5.01, 8 & 10 as shown on the Official Tax Map of the City of Garfield, more commonly known as 67-69, 73 & 77 Passaic Street, Garfield, NJ.
3. Hearing on application for Conditional Use Approval regarding Block 80, Lots 16, 2.04, 26 & 27 as shown on the Official Tax Map of the City of Garfield, more commonly known as 517 River Drive.
4. Hearing on whether to adopt the Study conducted by DMR Architects examining 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-Condemnation Redevelopment area pursuant to the Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1, et seq.
5. Hearing on whether to adopt the Study conducted by DMR Architects examining 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-Condemnation Redevelopment area pursuant to the Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1, et seq.
6. Hearing on whether to adopt the Study conducted by DMR Architects examining 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-Condemnation 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 May 26, 2022 and July 28, 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**