

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

Monday, October 17, 2022, at 6:30 PM  
Via Zoom Conference

**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 October 12, 2022.

3. Salute to the Flag and Pledge of Allegiance
4. Roll Call
5. Resolutions
  - a. Resolution memorializing approval of 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.
  - b. Resolution memorializing approval 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.

- c. Resolution memorializing approval 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. Resolution memorializing approval of the 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.

**B. OLD BUSINESS**

NONE.

**C. NEW BUSINESS**

NONE.

**D. INFORMATION AND PROPOSALS**

Approval of Minutes of Regular Meeting of May 26, 2022 and August 25, 2022.

**E. OTHER ADMINISTRATIVE MATTERS**

**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**