

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

Thursday, October 27, 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 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.

**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 Application for Preliminary and Final Site Plan Approval regarding Block 140, Lots 91.01 & 100.01, commonly known as 933-975 River Drive, Garfield.
3. Hearing on Application for Preliminary and Final Major Site Plan Approval regarding Block 34.02, Lot 28, commonly known as 69 Hepworth Place, Garfield.

**D. INFORMATION AND PROPOSALS**

**E. OTHER ADMINISTRATIVE MATTERS**

Approval of Minutes of Regular Meeting of September 29, 2022 and Special Meeting of October 17, 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**