

AGENDA
Regular Public Meeting
Planning Board
City of Garfield

Thursday, January 26, 2023, 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 December 22, 2022; (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

NONE.

B. OLD BUSINESS

NONE.

C. NEW BUSINESS

1. Reorganization of 2023 Planning Board
 - a) Motion to appoint Chairperson of the 2023 Planning Board
 - b) Motion to appoint Vice-Chairperson of the 2023 Planning Board
 - c) Appointment of Attorney/Secretary to the Board
 - d) Appointment of Board Engineer
 - e) Appointment of Special Project Engineer
 - f) Appointment of Planner
 - g) Appointment of Court Reporter
2. Hearing on application for Amended Preliminary and Final Site Plan Approval and Minor Subdivision Approval regarding Block 50.01, Lot 1, commonly known as 290 River Drive, Garfield (Kalama Site).
3. Hearing on application for a Change of Use Permit regarding Block 57, Lot 41, commonly known as 115 Lincoln Place, Garfield.

4. Hearing on Resolution R-493-22 of the Garfield City Council introducing Ordinance #2962, First Reading, adopting the Redevelopment Plan for 94-104 Passaic Avenue and 43-45 Spencer Place, also known as Block 14.02, Lots 1, 4.01, 4.02, 9 & 10, which have been designated as a non-condemnation redevelopment area pursuant to N.J.S.A. 40A:12A-1 et seq.
5. Hearing on Resolution R-28-23 of the Garfield City Council introducing Ordinance #2974, First Reading, for Bond Ordinance to authorize the undertaking of the Semel Avenue drainage project (Phase I) in, by and for the City of Garfield, in the County of Bergen, State of New Jersey, to appropriate the sum of \$1,820,000 to pay the cost thereof, to make a down payment, to appropriate a Federal Grant, 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.
6. Hearing on whether to adopt the Redevelopment Plan prepared by Francis Reiner of DMR Architects entitled 94-104 Passaic Street & 43-45 Spencer Place Redevelopment Plan dated November, 2022 for property known as Block 14.02, Lots 1, 4.01, 4.02, 9 & 10 as shown on the Official Tax Map of the City of Garfield, more commonly known as 94, 100 & 104 Passaic Street and 43 & 45 Spencer Place, Garfield.
7. Courtesy review of the Garfield Board of Education's Athletic Complex Improvements Project.

D. INFORMATION AND PROPOSALS

E. OTHER ADMINISTRATIVE MATTERS

Approval of Minutes of Regular Meeting of December 15, 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