

AGENDA
Regular Public Meeting
Planning Board
City of Garfield

Thursday, February 23, 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
 - a. Resolution memorializing approval of 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).
 - b. Resolution memorializing approval of 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.
 - c. Resolution memorializing approval of application for a Change of Use Permit regarding Block 57, Lot 41, commonly known as 115 Lincoln Place, Garfield.

B. OLD BUSINESS

NONE.

C. NEW BUSINESS

1. Hearing on application for Conditional Use Approval regarding Block 203.01, Lot 50.01 as shown on the Official Tax Map of the City of Garfield, more commonly known as 141 Lanza Avenue.

2. Hearing on Resolution R-64-23 of the Garfield City Council to examine whether the properties located at 32 & 46 Passaic Street, also known as Block 10, Lots 1 & 3 and 19, 21, 25 & 31 Passaic Street, 45 Cambridge Avenue and 12, 16 & 20 Bloomingdale Avenue, also known as Block 26, Lots 1,3,5,6,8, 9, 12 & 14 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.
3. Hearing on whether to adopt the City of Garfield Housing Element and Fair Share Plan prepared by Joseph Burgis, P.P., AICP of Burgis Associates, Inc. dated January, 2023.
4. Hearing on Ordinance #2979 repealing and replacing Part II, General Legislation, Chapter 341, Zoning, Article XVII, Telecommunications Facilities, Subsection 341-68, Telecommunications Facilities in the public right-of-way of the revised general ordinances of the City of Garfield.
5. Hearing on an Ordinance of the Garfield City Council adopting a Redevelopment Plan for the property known as 337 & 351 Midland Avenue, also known as Block 88.01, Lots 1 & 9, pursuant to N.J.S.A. 40A:12A-1 et seq.
6. Hearing on whether to adopt the Redevelopment Plan prepared by Francis Reiner of DMR Architects entitled 337 & 351 Midland Avenue Redevelopment Plan dated February, 2023 for property known as Block 88.01, Lots 1 & 9 as shown on the Official Tax Map of the City of Garfield, more commonly known as 337 & 351 Midland Avenue, Garfield.

D. INFORMATION AND PROPOSALS

E. OTHER ADMINISTRATIVE MATTERS

Approval of Minutes of Regular Meeting of January 26, 2023.

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