

**SPECIAL MEETING  
OF THE  
GARFIELD MAYOR AND COUNCIL  
AUGUST 29, 2025  
1:00P.M.**

**1. CALL TO ORDER:**

**2. STATEMENT OF COMPLIANCE:**

Whereas, Chapter 231 of the Public Laws of the State of New Jersey requires at the commencement of every meeting a Statement of Compliance be read by the presiding officer.

Now, Therefore Be Advised, that the meeting requirements for this meeting have been met by transmitting a special meeting notice to The Record and Herald News and by posting such notice in the office of the City Clerk as well as in a public place within the Municipal Building, and by notifying interested citizens. Said notice was posted & transmitted on August 27, 2025

**3. ROLL CALL:**

**4. ORDINANCES:**

**FIRST READING**

R-404-25

Introduce Ord. #3094

**AN ORDINANCE TO AMEND CHAPTER 341 (ZONING) OF THE CITY CODE OF THE CITY OF GARFIELD, SPECIFICALLY SECTION 341-16 (PERMITTED USES IN THE R-2 DISTRICT) AND SECTION 341-18 (PERMITTED USES IN THE R-3 DISTRICT)**

R-405-25

Introduce Ord. #3095

**AN ORDINANCE TO AMEND CHAPTER 341 (ZONING) OF THE CITY CODE OF THE CITY OF GARFIELD, SPECIFICALLY SECTION 341-19 (PERMITTED USES IN THE B-1 DISTRICT) AND SECTION 341-20 (PERMITTED USES IN THE B-2 DISTRICT)**

**5. PUBLIC HEARING:**

**6. MAYOR & COUNCIL REPORTS:**

**7. ADJOURNMENT:**

**CITY OF GARFIELD  
BERGEN COUNTY, NEW JERSEY  
RESOLUTION R-404-25**

**RESOLUTION BY:  
SECONDED BY:**

**INTRODUCE ORDINANCE #3094  
FIRST READING**

**BE IT RESOLVED**, that an ordinance entitled:

**AN ORDINANCE TO AMEND CHAPTER 341 (ZONING) OF THE CITY CODE OF THE CITY OF GARFIELD, SPECIFICALLY SECTION 341-16 (PERMITTED USES IN THE R-2 DISTRICT) AND SECTION 341-18 (PERMITTED USES IN THE R-3 DISTRICT)**

be passed and adopted on first reading; and

**BE IT RESOLVED**, that a final hearing on said ordinance will be heard at a meeting held on, September 9, 2025 at 6:00PM or as soon thereafter as same can be heard, at which time any persons interested in said ordinance can be heard; and

**BE IT FURTHER RESOLVED**, that the City Clerk be and she is hereby authorized to advertise in a legal newspaper a notice of introduction and final hearing as required by law.

APPROVED: AUGUST 29, 2025

\_\_\_\_\_  
Everett E. Garnto Jr., Mayor

ATTEST: \_\_\_\_\_

Erin Delaney, MPA, RMC, CMC  
City Manager/City Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent
Rigoglioso				
Delaney				
Kane				
Raymond				
Garnto				

This resolution was approved by the Mayor and Council of the City of Garfield at a Special Meeting held on the 29th day of August 2025. Signed and sealed before me.

\_\_\_\_\_  
Erin Delaney, MPA, RMC, CMC  
City Manager/City Clerk

\_\_\_\_\_  
Dated

**CITY OF GARFIELD  
BERGEN COUNTY, NEW JERSEY  
ORDINANCE NO.: 3094**

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**AN ORDINANCE TO AMEND CHAPTER 341 (ZONING) OF THE CITY CODE OF THE CITY OF GARFIELD, SPECIFICALLY SECTION 341-16 (PERMITTED USES IN THE R-2 DISTRICT) AND SECTION 341-18 (PERMITTED USES IN THE R-3 DISTRICT)**

**WHEREAS**, the Mayor and Council of the City of Garfield believes it is in the best interest of the City of Garfield to Amend Chapter 341, Section 341-16 of the City code; and

**WHEREAS**, Certain Residential uses that are currently permitted in the R-2 Zone, which appear to be either misplaced or dated in their application in the current zone for the City should therefore be removed; and

**WHEREAS**, the City encourages eliminating of multi-family development in the R-2 Zone due to the surge in multi-family development throughout the City, which changes the appeal and quality of life in the neighborhoods that are 1 & 2 Family Districts; and

**WHEREAS**, the City encourages renovation and development of the 1 & 2 family homes to keep with the neighborhood make-up and address issues of congestion, density and overcrowding these neighborhoods; and

**WHEREAS**, the City proposes to eliminate multi-family development in the R-2 Zone and keep the neighborhood quality of life at 1 & 2 family homes; and

**WHEREAS**, the proposed amendment contained herein are supported by a partial re-examination of the City's Master Plan;

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the City of Garfield, Bergen County, New Jersey, as follows:

§341-16 (Permitted uses permitted in R-2 District) is hereby amended to DELETE the following section:

Section 341-16(B) is hereby DELETE, to wit:

B. Two-family and multifamily uses. [**Amended 5-5-1987 by Ord. No. 1944**]

§341-18 (Permitted uses in the R-3 District) is hereby DELETED, to wit:

In a R-3 District, no buildings or premises shall be used, nor shall any building or other structure be built, altered or erected to be used, for any purpose other than uses permitted in R-2 District.

§341-18 (Permitted uses in the R-3 District) is hereby amended to READ as follows:

In a R-3 District, all multifamily homes to be built, erected or altered shall be located in the R-3 Zone.

; and

**BE IT FURTHER ORDAINED** that the City Manager, City Attorney, City Engineer and City Planner and all other City employees and/or professionals take all steps necessary and incident to give effect to this Ordinance; and

**BE IT FURTHER ORDAINED** that this Ordinance shall take effect upon final adoption and publication in accordance with Law.

ATTEST: \_\_\_\_\_

Erin Delaney, MPA, RMC, CMC

City Manager/City Clerk

Introduced:

Adopted:

APPROVED: \_\_\_\_\_

Everett E. Garnto Jr., Mayor

**CITY OF GARFIELD  
BERGEN COUNTY, NEW JERSEY  
RESOLUTION R-405-25**

**RESOLUTION BY:  
SECONDED BY:**

**INTRODUCE ORDINANCE #3095  
FIRST READING**

**BE IT RESOLVED**, that an ordinance entitled:

**AN ORDINANCE TO AMEND CHAPTER 341 (ZONING) OF THE CITY CODE OF THE CITY OF GARFIELD, SPECIFICALLY SECTION 341-19 (PERMITTED USES IN THE B-1 DISTRICT) AND SECTION 341-20 (PERMITTED USES IN THE B-2 DISTRICT)**

be passed and adopted on first reading; and

**BE IT RESOLVED**, that a final hearing on said ordinance will be heard at a meeting held on, September 9, 2025 at 6:00PM or as soon thereafter as same can be heard, at which time any persons interested in said ordinance can be heard; and

**BE IT FURTHER RESOLVED**, that the City Clerk be and she is hereby authorized to advertise in a legal newspaper a notice of introduction and final hearing as required by law.

APPROVED: AUGUST 29, 2025

\_\_\_\_\_  
Everett E. Garnto Jr., Mayor

ATTEST: \_\_\_\_\_  
Erin Delaney, MPA, RMC, CMC  
City Manager/City Clerk

**Record of Council Vote on Passage**

	AYE	NAY	Abstain	Absent
Rigoglioso				
Delaney				
Kane				
Raymond				
Garnto				

This resolution was approved by the Mayor and Council of the City of Garfield at a Special Meeting held on the 29th day of August 2025. Signed and sealed before me.

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Erin Delaney, MPA, RMC, CMC  
City Manager/City Clerk

\_\_\_\_\_  
Dated

**CITY OF GARFIELD  
BERGEN COUNTY, NEW JERSEY  
ORDINANCE NO.: 3095**

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**AN ORDINANCE TO AMEND CHAPTER 341 (ZONING) OF THE CITY CODE OF THE CITY OF GARFIELD, SPECIFICALLY SECTION 341-19 (PERMITTED USES IN THE B-1 DISTRICT) AND SECTION 341-20 (PERMITTED USES IN THE B-2 DISTRICT)**

**WHEREAS**, the Mayor and Council of the City of Garfield believes it is the best interest of the City of Garfield to Amend Chapter 341, Section 341-19, of the City code; and

**WHEREAS**, certain uses that were prohibited or not referenced in the City code are now desirable and therefore should no longer be prohibited or excluded; and

**WHEREAS**, Certain Residential Uses and Other Uses that are currently permitted in the B-1 Zone, which appear to be either misplaced or dated in their application in the current zone for the City should therefore be removed; and

**WHEREAS**, a limited medical use should be encouraged and identified in the B-1 Zone and should therefore be included in that zone; and

**WHEREAS**, the City encourages the addition of and lifting the prohibition on Theaters and Arts to encourage a vibrant downtown with similar uses; and

**WHEREAS**, the proposed amendments contained herein are supported by a partial re-examination of the City's Master Plan.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the City of Garfield, Bergen County, New Jersey, as follows:

§341-13 (Uses Prohibited in any District) is hereby amended to Delete the following section:  
Section 341-13(C) is hereby DELETED, to wit:

C. In each of the several districts in the City, no building or premises shall be used, nor shall any building or other structure be built, altered or erected to be uses as a theater, movie or any place designed to carry on a business of entertainment where an admission is charged either directly or indirectly [**Added 6-25-1970 by Ord. No. 1434**]

§341-19 (Permitted uses in the B-1 District) amended to DELETE the following sections:  
Section 341-19(F) is hereby DELETED to wit;

F. Dwellings, subject to the regulation as set forth for dwellings in a R-3 District, provided that the lot upon which such dwelling is to located is situated within an area shown as residential on the Master Plan of the City of Garfield or that a special permit shall have been issued by the Board of Adjustment pursuant to hearings and written findings which certify that limitation to a permitted use would, in effect, deprive the owner of a reasonable use of his property, and that in no case shall the establishment of a dwelling be part of a structure which contains a business or industrial use.

§341-20 (Permitted uses in the B-2 District) is hereby amended to DELETE the following sections:

Section 341-20(E) is hereby DELETED, to wit:

E. Automotive gasoline service stations not situated within a radius of 500 feet of a lot line of a public or private school or place of public assembly seating 80 persons or more, provided that such premises shall not be used for the purposes of auto body repair, welding, painting or major automotive engine overhaul and repair, nor car washing, except where it is incidental to the general servicing of a vehicle.

Section 341-20(F) is hereby DELETED, to wit:

F. Automotive sales agencies for the sale of motor vehicles and parts within a building, and servicing of automobiles incidental to automotive sales agency.

§341-19 (Permitted uses in the B-1 District) is hereby amended to ADD the following section:  
Section 341-19(F) is hereby amended to ADD the following, to wit:

F. operation of facilities and provision of services related to healthcare on an outpatient basis, including physician and dental offices, incidental office use, urgent care centers and surgery centers

; and

**BE IT FURTHER ORDAINED** that the City Manager, City Attorney, City Engineer and City Planner and all other City employees and/or professionals take all step necessary and incident to give effect to this Ordinance; and

**BE IT FURTHER ORDAINED** that this Ordinance shall take effect upon final adoption and publication in accordance with Law.

ATTEST: \_\_\_\_\_

Erin Delaney, MPA, RMC, CMC

City Manager/City Clerk

Introduced:

Adopted:

APPROVED: \_\_\_\_\_

Everett E. Garnto Jr., Mayor