

REVISED AGENDA
Special Public Meeting
Planning Board
City of Garfield

Monday, September 8, 2025, 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 Chairperson
2. Chairperson'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 September 4, 2025; (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. Motion and Resolution to appoint William Fenwick, Esq., of Pearce Law, LLC as substitute Planning Board Attorney for the purpose of the Special Meeting on September 8, 2025.
2. Limited Re-examination of the City's Master Plan pursuant to N.J.S.A. 40:55D-89, as well as a Master Plan Consistency Review in accordance with State regulations.
3. Review of Ordinance #3091 to redesignate certain properties in the City of Garfield currently located in the R-2 zone to being placed in the B-1 zone on the West side of Midland Avenue from Plauderville Avenue North up to the B-1 zone currently located just South of Lanza Avenue including the following properties: Block 170.01, Lots 1, 2, 5, 71 & 75; Block 176, Lots 19, 21, 23, 24, 25, 27, 29, 31, 33, 34 & 36; Block 177.01, Lots 1, 6, 43, 41, 29.01, 29.02, 33, 35, 37 & 38 and Block 206.03, Lots 28 & 31.
4. Hearing on Resolution R-369-25 of the Garfield City Council introducing Ordinance #3092 First Reading to amend Chapter 341 (Zoning) of the City Code of the City of Garfield,

specifically Section 341-13 (Uses Prohibited in any District), Section 341-19 (Permitted uses in the B-1 Districts) and Section 341-20 (Permitted uses in the B-2 Districts).

5. Hearing on Resolution R-404-25 of the Garfield City Council introducing Ordinance #3094 First Reading 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).
6. Hearing on Resolution R-405-25 of the Garfield City Council introducing Ordinance #3095 First Reading 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).

D. INFORMATION AND PROPOSALS

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