

# AGENDA

**PLANNING BOARD  
CITY OF GARFIELD  
Regular Monthly Public Meeting  
Thursday, August 24, 2006 at 8:00 P.M.  
Council Chambers or Conference Room  
Second Floor, City Hall**

**(The regular monthly public meeting shall be preceded by a worksession at 7:30 P.M. on the same date and at the same place)**

A. OPENING OF MEETING

1. Call to Order by Acting Chairman
2. Acting Chairman'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 Herald News and in The Bergen Record both of which are official newspapers of the City of Garfield; (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 the Pledge of Allegiance
4. Roll Call

B. APPROVAL OF MINUTES

1. Minutes of the worksession and regular meeting of June 22, 2006
2. Minutes of the special meeting of July 6, 2006
3. Minutes of the worksession and regular meeting of July 27, 2006 (continue to September meeting)

D. CORRESPONDENCE

A list of correspondence received since the last meeting will be circulated among the members. Any Board member may request a copy of any particular piece of such

correspondence which shall be provided by the Secretary as soon as possible. The Board will entertain a motion to accept all or so many pieces of such correspondence as the membership deems appropriate and to direct the Secretary to file such correspondence so accepted in its appropriate place and/or to refer such correspondence as the membership deems appropriate.

E. CONTINUED BUSINESS

1. Application of Sprint Spectrum, LP for site plan approval of a wireless telecommunications facility on Lot 1 in Block 135, 70 Outwater Lane. **Applicant requests that the matter be continued until the September 28, 2006 meeting.**
2. Resolution memorializing grant of preliminary site plan approval to the application of New Bridgeland Warehouses, LLC by Vornado Realty Trust (Lot 25 in Block 18 and Lot 1 in Block 6, Passaic Street, Lincoln Place, Hobart Place and Marsellus Place.)
3. Resolution granting approval to the two alternative concepts presented by New Bridgeland for the above referred to development.

F. OLD BUSINESS

NONE.

G. NEW BUSINESS

1. Public hearing on the application of Palko Plumbing & Heating Supply Co., Inc. (Block 109, Lot 34.01 - 406 River Drive) for site plan approval to construct a warehouse addition to the existing building.
2. Public hearing on site plan application of Henry Rybak (Block 111, Lot 52 - 568 River Road) to demolish existing structure and build catering hall where food will be prepared and served and a bakery in which baking will be done on premises and sold on premises.
3. Statutory review of ordinances amending fees and escrow provisions to conform to those adopted in the Planning Board By-Laws.

H INFORMATION AND PROPOSALS

I PUBLIC COMMENT SESSION

J. OTHER ADMINISTRATIVE MATTERS

1. Proposal by attorney to amend and supplement Applicants' Checklist of Required

Documents and Instructions to Applicants; awaiting adoption of fees and escrows ordinances. Continue to next meeting.

K. CLOSED SESSION PURSUANT TO N.J.S.A. 10:4-12U

Consideration of any matters coming before the Board which qualify for closed session.

L. VOUCHERS

1. Approval of payment to stenographer
2. Consideration of any other vouchers properly before the Board

M. ADJOURNMENT

**FORMAL ACTION MAY BE TAKEN ON ANY OF THE ABOVE MATTERS AND ANY OTHER MATTER PROPERLY BROUGHT BEFORE THE BOARD**