

AGENDA

**PLANNING BOARD
CITY OF GARFIELD
Regular Monthly Public Meeting
Thursday, December 14, 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 of November 16, 2006
2. Minutes of the regular meeting of November 16, 2006

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 Henry Rybak for site plan approval of a retail bakery on Lot 1.01 & 52 in Block 111, 568 River Drive. **PLEASE NOTE: applicant has amended the application in respect to the proposed use to provide for a “bakery use” only, has eliminated the “catering hall” use, and relies upon a new site plan dated Oct. 13, 2006 (and revised to Nov. 2, 2006,) as well as new architectural plans dated Nov. 6, 2006.**

F. OLD BUSINESS

NONE.

G. NEW BUSINESS

1. Application of H P Garfield Investment, LLC, for preliminary and final site plan approval of proposed multi-family residential development known as “**Riverside at Garfield**” on the Garden State Paper Redevelopment site. Request for continuance until the meeting of January, 2007, anticipated. Applicant has agreed to notify surrounding property owners in advance of the adjournment.

H INFORMATION AND PROPOSALS

I. PUBLIC COMMENT SESSION

J. OTHER ADMINISTRATIVE MATTERS

1. Set the date for the reorganization meeting in January of 2007.

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

NOTE: FORMAL ACTION MAY BE TAKEN ON ANY OF THE ABOVE MATTERS

AND ANY OTHER MATTER PROPERLY BROUGHT BEFORE THE BOARD