



**AGENDA**  
**REGULAR MEETING**  
**CITY OF BAYONNE**  
**PLANNING BOARD**  
**City Council Chambers**  
**630 Avenue C, Bayonne, NJ 07002**  
**TUESDAY, DECEMBER 13, 2016**  
**6:00 P.M.**



**Theodore Garelick, Chairman**  
**Karen Fiermonte, Vice Chairman**  
  
**Commissioners:**  
**Honorable James Davis Mayor, Juan Perez, Terrence Malloy**  
**Michael Quintela, Laura Marsella, Ramy Lawandy, George Becker**

Richard N. Campisano, Esq., Board Counsel  
 Lillian Glazewski, Land Use Administrator  
 Suzanne Mack, P.P., City Planner  
 James Clarkin, P.P., City Consulting Planner  
 Robert Russo, Consulting City Engineer

<b>I.</b>	<b>Meeting called to order – Roll Call</b>
<b>II.</b>	<b>Pledge to the Flag</b>
<b>III.</b>	<b>Statement with regard to the Open Public Meetings Act/Sunshine Law</b>
<b>IV.</b>	<u><b>Adoption of Minutes:</b></u> Regular meeting held on November 10, 2016 (alternate date)
<b>V.</b>	<u><b>Communications:</b></u> <ul style="list-style-type: none"> <li>• City Council Resolution authorizing and directing the Planning Board to prepare an amended redevelopment plan for property located at the Peninsula in Block 830, Lot 1</li> <li>• City Council Resolution authorizing and directing the Planning Board to conduct a preliminary investigation to determine whether property located at 517-519; 521-623; 525-527; 529; and 531 Avenue E in Block 140, Lots 21, 22, 23 &amp; 25 constitutes a non-condemnation area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.</li> <li>• City Council Resolution authorizing the Planning Board to reopen the Scattered Site Redevelopment Plan and consider amending the Redevelopment Plan to include property located at 477, 479 and 481 Broadway and 19-25 West 22<sup>nd</sup> Street in Block 204, Lots 2 &amp; 3 and Block 203, Lot 4.</li> <li>• Letter from Michael Miceli, Esq., attorney for 26 North Avenue, LLC (P-15-019), Site: 26 North Street in City Block 297, Lot 3 requesting an extension of time within which to begin construction.</li> <li>• Letter from Paul N. Weeks, Esq., attorney for Kouvel Properties, LLC (P-15-020), 871 Broadway in City Block 101, Lot 22.01 requesting a six-month extension to time within which to begin construction.</li> </ul>
<b>VI.</b>	<u><b>BOARD REORGANIZATION:</b></u> <ol style="list-style-type: none"> <li>A. Election of Officers</li> <li>B. Appointment of Board Personnel</li> <li>C. Adoption of 2017 Calendar</li> </ol>
<b>VII.</b>	<u><b>Public Hearing:</b></u> <b>P-16-045 – 191 BROADWAY, LLC (Amended Application) Site: 191 Broadway in City Block 318, Lot 20</b> <i>[The applicant is seeking preliminary and final major site plan approval and bulk variance relief to amend application P-16-019 to include an accessible apartment on the ground floor and a second set of stairs in the existing building.]</i> <i>William J. Finnerty, Esq., attorney for applicant</i>
<b>VIII.</b>	<u><b>Public Hearing:</b></u> <b>P-16-039 SUZANNE NEARY and JOAN BRUNNER – Site: 665 Avenue E in City Block 98, Lot 18</b> <i>[The applicant is seeking preliminary and final major site plan approval and bulk variance relief to allow the construction of a three-story three-family home to replace a three-family home that was destroyed by fire.]</i> <i>William J. Finnerty, Esq., attorney for applicant</i>
<b>IX.</b>	<u><b>Public Hearing:</b></u> <b>P-16-036 PIER VIEW LOFTS, LLC – Site: 676-688 Avenue E in City Block 402, Lots 4-7</b> <i>[The applicant is seeking preliminary and final major site plan approval and bulk variance relief to construct a five-story residential building with 65 residential units and onsite parking.]</i> <i>William J. Finnerty, Esq., attorney for applicant</i>
<b>X.</b>	<u><b>Public Hearing:</b></u> <b>P-16-037 JINCO, INC. – Site: 174 West 7<sup>th</sup> Street in City Block 304, Lot 1</b> <i>[The applicant is seeking preliminary and final major site plan approval to construct a five-story residential building with 56 luxury apartments and parking.]</i> <i>William J. Finnerty, Esq., attorney for applicant</i>

**Adoption of Resolutions**

- **P-16-033 BROADWAY BUS CORP. – Site: 1319 Kennedy Boulevard in City Block 7, Lot 2**
- **P-16-034 VIOLA MOORE – Site: 77 East 21<sup>st</sup> Street in City Block 456, Lot 28**
- **P-16-035 KHIDER and BLANCHE JIJI- Site 418 Broadway in City Block 226, Lot 36**

cc: All members  
Jersey Journal  
Star Ledger  
Robert Russo, P.E., Consulting City Engineer  
Drew Niekrasz, Police Chief  
Richard Bielinski, Construction Official  
Joseph Coughlin, Fire Sub-Code Official  
Suzanne Mack, P.P., City Planner

Bay-TV  
Robert F. Sloan, Clerk  
Robert Zawistowski, B.E.C.  
Donna Ward, Zoning Officer  
Keith Weaver, Fire Chief  
BMUA  
Susan Bischoff, C.S.R.  
Anthony Rodriguez, P.P., Consulting City Planner