



AMENDED AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, DECEMBER 8, 2015
6:00 P.M.



Theodore Garelick, Chairman
Karen Fiermonte, Vice Chairman

Commissioners:
Honorable James Davis Mayor, Gary LaPelusa, Eneas Mulcahy,
Terrence Malloy, Michael Quintela, Laura Marsella, Ramy Lawandy

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

I.	Meeting called to order – Roll Call
II.	Pledge to the Flag
III.	Statement with regard to the Open Public Meetings Act/Sunshine Law
IV.	<u>Adoption of Minutes:</u> Regular meeting held on November 9, 2015
V.	<u>Communications:</u> Letter from John A. Zucker, Esq., attorney for applicant 230-250 Avenue E, LLC (P-14-011) requesting a one year extension to begin construction at the subject property.
VI.	<u>Board Reorganization:</u> A. Election of Officers B. Appointment of Board Personnel C. Adoption of 2016 Calendar
VII.	<u>Public Hearing:</u> Hearing on supplemental items added to Bayonne Bay West Redevelopment Plan for a portion of Block 830 Lot 1 a/k/a Bayonne Bay West, prepared by Suzanne Mack, PP, AICP and Andrew Raichle, PE
VIII.	<u>Public Hearing:</u> P-15-025 KRE FLEET BAYONNE URBAN RENEWAL, LLC, (Fidelco) – Site: Harbor Station North in City Block 600, Lot 1 and Block 630, Lot 1. <i>[The applicant is seeking preliminary and final major site plan approval to construct three four-story residential buildings with 1,011 parking spaces.</i> <i>Patrick J. McNamara, Esq., Attorney for Applicant</i>
IX.	<u>Public Hearing:</u> P-15-023 PAULANTO DENTIAL, LLC – Site: 189-195 Avenue E in City Block 226, Lots 18 & 19 <i>[The applicant is seeking preliminary and final major site plan approval and bulk variance relief to construct a new three-story structure containing a dental office on the first floor, off-street parking and 18 residential units.</i> <i>Paul Weeks, Esq., Attorney for Applicant</i>
X.	<u>Public Hearing:</u> P-15-020 KOUVEL PROPERTIES, LLC – Site 871 Broadway in City Block 101, Lot 22.01 <i>[The applicant is seeking preliminary and final major site plan approval and bulk variance relief so as to allow the conversion of the first floor of the existing building into a commercial office space and to convert the second floor into two residential apartments, and add a third floor consisting of two additional residential apartments.]</i> <i>Paul Weeks, Esq., Attorney for Applicant</i>
XI.	<u>Public Hearing:</u> Harbor Station South Redevelopment Plan for Port Terminal Boulevard in Block 790, Lot 1; Block 770, Lot 1; Block 730, Lots 1 and 2; Block 780, Lot 1; Block 720, Lot 1; Block 700; Lot 1; Block 750, Lot 1; Block 731, Lot 1; Block 751, Lot 1 and inclusive of rights-of- way <i>Suzanne Mack, P.P., Presenting.</i>
XII.	<u>Adoption of Resolutions</u>

cc: All members
Jersey Journal
Star Ledger
Robert Russo, P.E., Consulting City Engineer
Robert Wondolowski, Director Department of Municipal Services
Drew Niekrasz, Police Chief
Richard Bielinski, Acting, 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
Gregory Rogers, Fire Chief
BMUA
Susan Bischoff, C.S.R.
Jennifer Beahm, P.P., Consulting City Planner