



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, JANUARY 12, 2016
6:00 P.M.



Theodore Garelick, Chairman
Karen Fiermonte, Vice Chairman

Commissioners:
Honorable James Davis Mayor, Juan Perez, 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 December 8, 2015 and special meeting held on December 15, 2015
V.	<u>Communications:</u> • Michael Miceli, Esq., attorney for P-08-008 RDA Realty II, LLC requesting a six month extension of time to begin construction • Harbor Station South Major Subdivision - Block 731, Lot 1; Block 751, Lot 1; Block 770, Lot 1; Block 721, Lot 1; Block 780, Lot 1; Block 730, Lot 2; Block 790, Lot 1; and certain mapped rights of Way • Municipal Council request for the Planning Board to perform a study and provide comment as to whether a change in the R-2 zoning for property located at the corner of West 55th Street and Garfield Avenue known as Block 28, Lot 4 would be beneficial to permit commercial development. • Municipal Council request for the Planning Board to conduct an investigation to determine whether certain property located at 33-43 East 19th Street, 197-205 Avenue E and 4 Standard Place a/k/a Block 221, Lots 8, 9, 19, 11, 12 & 13 constitute non-condemnation areas in need of redevelopment. • Municipal Council authorizing the Planning Board to prepared a redevelopment plan for Block 482, Lots 10 and 11 at Constable Hook. • Municipal Council request for the Planning Board to conduct an investigation to determine whether certain property located at 74-38 East 32nd Street and 258-270 Prospect Avenue a/k/a Block 411, Lots 1, 6, 7, 8, 10.01 and 11-15 constitute non-condemnation areas in need of redevelopment
VI.	<u>Public Hearing:</u> Redevelopment Plan for 138-140 Avenue B and 101-103 West 44th Street known as Block 84, Lots 6, 7, 8 and 9 <i>Presentation by Anthony Rodriguez, P.P.</i>
VII.	<u>Public Hearing:</u> BCB Bank Redevelopment Plan for property located at 9, 11, 15 & 17 West 5th Street and 155, 157, 159 & 161 Broadway in City Block 330, Lots 6, 7, 8, 9 10, 11 & 12 <i>Presentation by Suzanne Mack, P.P.</i>
VIII.	<u>Public Hearing:</u> Rehabilitation Plan for 105.5 North Street known as Block 295, Lot 17 <i>Presentation by Suzanne Mack, P.P.</i>
IX.	<u>Public Hearing:</u> P-15-028 - 119-121 WEST 52ND STREET, LLC – Site: 119-121 West 52nd Street in City Block 38, Lot 16 [The applicant is seeking minor subdivision approval as well as preliminary and final major site plan approval to construct two new two-family homes on the subdivided property.] <i>John Zucker, Esq., Attorney for Applicant</i>
X.	<u>Public Hearing:</u> P-15-029 GORDON TERMINAL SERVICE CO. OF NJ – Site: 2 Hook Road in City Block 481, Lot 1 [The applicant is seeking preliminary and final major site plan approval to allow the erection and installation of tanks and to construct a small single story accessory building to blend automotive and industrial lubricating oils.] <i>Leonard P. Kiczek, Attorney for Applicant</i>
XI.	<u>Adoption of Resolutions</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. • P-15-023 PAULANTO DENTAL, LLC – Site: 189-195 Avenue E in City Block 226, Lots 18 & 19 • P-15-020 KOUVEL PROPERTIES, LLC – Site 871 Broadway in City Block 101, Lot 22.01

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
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