



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, MAY 10, 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

Richard N. Campisano, Esq., Board Counsel
Lillian Glazewski, Land Use Administrator
Suzanne Mack, P.P., City Planner
Anthony Rodriguez, 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> Special meeting held on April 6, 2016 and the regular meeting held on April 12, 2016
V.	<u>Communications:</u> • Municipal Council request for the Planning Board to conduct a preliminary investigation to determine whether property located at 676-688 Avenue E in City Block 401, Lots 4, 5, 6, & 7 is 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. • Municipal Council request for the Planning Board to conduct a preliminary investigation to determine whether property known as the Texaco site in Block 332, Lot 3; Block 360, Lot 2; Block 373, Lots 1, 2, 13, 14 & 15; Block 390, Lots 1 and R667; Block 391, Lots 1&2 and Block 511, Lots 5&6 constitutes a condemnation area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. • Municipal Council request for the Planning Board to conduct a preliminary investigation to determine whether property located at 101, 103, 105 East 23rd Street; 102-106 East 24th Street and 162-170 Avenue F in City Block 445, Lots 1,2,3,4,5&7 constitute non-condemnation areas in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.
VI.	<u>Public Hearing:</u> P-16-009 PRIDE OF BAYONNE LODGE NO. 461, Site: 90-92 West 20th Street in City Block 219, Lots 40 & 41 <i>[The applicant is seeking minor subdivision approval and bulk variances.]</i> <i>Ronald Shaljian, Esq., Attorney for Applicant</i>
VII.	<u>Public Hearing:</u> P-16-016 MYK BUILDERS, LLC, Site: 172 Avenue F in City Block 445, Lot 6 <i>[The applicant is seeking preliminary and final major site plan approval and bulk variance relief to allow the construction of a six-story building containing 19 residential units.]</i> <i>Paul Weeks, Esq., Attorney for Applicant</i>
VIII.	<u>Public Hearing:</u> P-16-013 – 230-250 AVENUE E, LLC (Amended Application) Site: 230-250 Avenue E in City Block 446, Lots 1-3; Block 454, Lot 2 <i>[The applicant is seeking to amend application P-14-011 as it relates to the parking for each building. The applicant seeks to amend and increase the number of off-street parking spaces from 45 to 96 spaces on Lot 2 and from 51 to 99 spaces on Lots 1 & 3.]</i> <i>John Zucker, Esq., Attorney for Applicant</i>
	<u>Adoption of Resolutions</u> • P-16-007 KOUVEL PROPERTY, LLC, Site: 770-772 Broadway in City Block 132, Lots 49 & 50

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
Gregory Rogers, Fire Chief
BMUA
Susan Bischoff, C.S.R.
Anthony Rodriguez, P.P., Consulting City Planner