



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, JUNE 14, 2016
6:00 P.M.



<u>Theodore Garelick, Chairman</u> <u>Karen Fiermonte, Vice Chairman</u> <u>Commissioners:</u> 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 James Clarkin, 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 May 10, 2016
V.	<u>Communications:</u> Letter from William J. Finnerty, Esq., regarding application P-14-010 MCP Associates, LP – Site: 554-556 Broadway in City Block 185, Lot 5, requesting an extension of time to begin construction.
VI.	<u>Public Hearing:</u> A preliminary investigation to determine whether the property commonly known as Doolans/Bayonne Roofing Redevelopment at 676-688 Avenue E, which properties are identified as Block 402, Lots 4, 5, 6, & 7, as shown on the Official Tax Map of the City of Bayonne, constitutes as 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. An Amended and Expanded Redevelopment Plan for the property commonly known as Doolans/Bayonne Roofing Redevelopment at 676-688 Avenue E, which properties are identified as Block 402, Lots 4, 5, 6, & 7 as shown on the Official Tax Map of the City of Bayonne pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. <i>Presentation by Suzanne Mack, P.P., City Planner</i>
VII.	<u>Public Hearing:</u> A preliminary investigation to determine whether the property commonly known as Prospect at 73-78 East 32nd Street and 258- 270 Prospect Avenue, which properties are identified as Block 411, Lots 1, 6, 7, 8, 10.01, 11, 12, 13, 14, and 15 as shown on the Official Tax Map of the City of Bayonne, constitutes as 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. An Amended and Expanded Redevelopment Plan for the property commonly known as Prospect at 73-78 East 32nd Street and 258- 270 Prospect Avenue, which properties are identified as Block 411, Lots 1, 6, 7, 8, 10.01, 11, 12, 13, 14, and 15 as shown on the Official Tax Map of the City of Bayonne pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. <i>Presentation by Suzanne Mack, P.P., City Planner</i>
VIII.	<u>Public Hearing:</u> A preliminary investigation to determine whether the property commonly known as Avenue F at 101 East 23rd Street, 103 East 23rd Street, 105 East 23rd Street; East 23rd Street; 102-106 East 24th Street; and 162-170 Avenue F, which properties are identified as Block 445, Lots 1, 2, 3, 4, 5 & 7 as shown on the Official Tax Map of the City of Bayonne, constitutes as 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. An Amended and Expanded Redevelopment Plan for the property commonly known as Avenue F at 101 East 23rd Street, 103 East 23rd Street, 105 East 23rd Street; East 23rd Street; 102-106 East 24th Street; and 162-170 Avenue F, which properties are identified as Block 445, Lots 1, 2, 3, 4, 5 & 7 as shown on the Official Tax Map of the City of Bayonne pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. <i>Presentation by Suzanne Mack, P.P., City Planner</i>
IX.	<u>Public Hearing:</u> P-16-011 BAYONNE BAY DEVELOPERS URBAN RENEWAL, LLC – Site: Peninsula at Bayonne Harbor in City Block 830, Lot 1 <i>[The applicant is seeking General Development Plan (GDP) approval pursuant to NJSA 40:55D-45 and 45.1 with a vesting of no less than 15 years for a proposed multi-family residential project consisting of 900 residential units.]</i> <i>Stephen Barcan, Esq., attorney for applicant</i>
X.	<u>Public Hearing (continuation):</u> P-15-026 – 124 WEST 5TH STREET, LLC – Site: 124 West 5th Street in City Block 335, Lot 11 <i>[The applicant is seeking preliminary and final major subdivision approval to subdivide the lot into 5 lots, preliminary and final major site plan approval and bulk variance relief to construct five new two-family homes.]</i> <i>John Zucker, Esq., attorney for the applicant</i>
XI.	<u>Public Hearing:</u> P-16-015 SHAWKI KHALIL – Site: 557-561 Broadway in City Block 183, Lot 16 <i>[The applicant is seeking preliminary and final major site plan approval to permit the conversion of the second floor of the existing building from commercial to four residential apartments. Bulk variances for parking and usable open space is required.]</i> <i>Applicant pro se</i>
XII.	<u>Adoption of Resolutions</u> P-16-009 PRIDE OF BAYONNE LODGE NO. 461, Site: 90-92 West 20th Street in City Block 219, Lots 40 & 41 P-16-016 MYK BUILDERS, LLC, Site: 172 Avenue F in City Block 445, Lot 6 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

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