



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, JANUARY 10, 2017
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

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 13, 2016
V.	<u>Correspondence:</u> Municipal Council authorizing and directing the Planning Board to conduct a preliminary investigation to determine whether properties located at Avenue E and 25th Street in Block 191, Lot 5.02 and 306-322 Avenue E in Block 440, Lots 3, 4 & 5 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-16-032 RSB HOLDINGS, LLC – Site 424 Avenue E in City Block 409, Lot 1 <i>[The applicant is seeking preliminary and final major site plan and bulk variance approval to convert the ground floor of the existing building to two residential units.]</i> <i>Leonard P. Kiczek, Esq., attorney for applicant</i>
VII.	<u>Public Hearing:</u> P-16-042 FIRST DEVELOPERS, LLC – Site: 295 Broadway in City Block 264, Lot 21 <i>[The applicant is seeking preliminary and final major site plan approval and bulk variance relief to allow the constructions of a new three-story mixed-use building on the site.]</i> <i>William J. Finnerty, Esq., attorney for applicant</i>
VIII.	<u>Public Hearing:</u> P-16-044 NORTH STREET PROPERTIES, LLC – Site: 105.5 North Street in City Block 295, Lots 16 & 17 <i>[The applicant is seeking preliminary and final major site plan approval and bulk variance relief to allow the construction of a six-story multi-family residential apartment building consisting of 72 residential dwelling units with 91 parking spaces.]</i> <i>Michael Miceli, Esq., attorney for applicant</i>
IX.	<u>Public Hearing:</u> P-16-043 MIROSLAW SLOWIKOWSKI – Site: 83 Prospect Avenue in City Block 447, Lot 12.04 <i>[The applicant is seeking preliminary and final major site plan approval and bulk variance relief to convert the existing home to a three-family residence.]</i> <i>Anthony X. Arturi, Esq., attorney for applicant</i>
	<u>Adoption of Resolutions</u>

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