



AMENDED AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, APRIL 11 2017
6:00 P.M.



Theodore Garelick, Chairman
Karen Fiermonte, Vice Chairman

Commissioners:
Honorable James Davis Mayor, Juan Perez, Terrence Malloy
Michael Quintela, 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 February 14, 2017
V.	<u>Communications:</u> • Municipal Council resolution authorizing the Planning Board to prepare a Rehabilitation Plan for property located at 537-543 Broadway in City Block 189, Lot 24 pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40a:12a-1 et seq. • Municipal Council resolution authorizing the Planning Board to amend the Redevelopment Plan for the Peninsula at Bayonne Harbor Station South. • Municipal Council resolution authorizing and directing the Planning Board to prepare a Redevelopment Plan for the property located at 306-322 Avenue E (former St. Joseph’s Church) • P-15-025 KRE Fleet Bayonne Urban Renewal, LLC – Request for administrative approval – Site: Harbor Station North; Block 600, Lots 1 & Block 630, Lot 1
VI.	<u>Public Hearing:</u> Presentation of the South Cove Redevelopment Plan encompassing Block 412, Lots 1.01, 2.01, 2.03, 2.21 and 2.22, located at 77-191 LeFante Way, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A: 12 A-1, et. seq. <i>Presentation by Suzanne Mack, P.P., City Planner</i>
VII.	<u>Public Hearing:</u> Presentation of an overlay as an amendment to the Redevelopment Plan for the Peninsula at Bayonne Harbor Station South as it related to the portion of the Peninsula identified as Block 700, Lot 1 and Block 791, Lot 1 on the official tax map of the City of Bayonne and referred to as “Harbor Station South”. <i>Presentation by Suzanne Mack, P.P., City Planner</i>
VIII.	<u>Public Hearing:</u> P-17-002 FIRST DEVELOPERS, LLC – Site: 439 Avenue C in City Block 224, Lot 24 <i>[The applicant is seeking preliminary and final major site plan approval and bulk variance relief to allow the construction of a three-story mixed use building with commercial on the ground floor and four residential apartments on the upper floors.]</i> <i>Ronald Shaljian, Esq., Attorney for the Applicant</i>
IX.	<u>Public Hearing:</u> P-16-041 SUN MEN YAU – Site: 448 Avenue E in City Block 409, Lot 12 <i>[The applicant is seeking preliminary and final major site plan approval and bulk variance relief to allow the construction of a four-family dwelling.]</i> <i>Paul Weeks, Esq., Attorney for the Applicant</i>
X.	<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