



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, MAY 9, 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 April 11, 2017
V.	<u>Communications:</u> Municipal Council resolution authorizing and directing the Planning Board to conduct a preliminary investigation to determine whether property located at 105 East 24 th Street and 107-113 East 24 th Street in Block 443, Lots 3 & 5.01 constitute 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 resolution authorizing and directing the Planning Board to conduct a preliminary investigation to determine whether property located at North Street and identified as Block 295, Lots 16 & 17 is an area in need of redevelopment 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 prepared a redevelopment plan for property located at 794 Avenue E in City Block 393, Lot 18 a/k/a Russell Golding Park Municipal Council resolution authorizing and directing the Planning Board to prepare an Amended Redevelopment Plan for the Route 440 West redevelopment area. Municipal Council resolution authorizing and directing the Planning Board to prepare a redevelopment plan for property located at Second Street (paper street) from Avenue A Westerly to Newark Bay pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.
VI.	<u>Public Hearing:</u> An Amendment as an Overlay to the Scattered Site 14: Route 440 West Redevelopment Plan for the Property identified as Block 452.02, Lots 3-9, 11 and Block 451, Lots 1.01, 1.02, 2.03, 2.04 and 2.05 as shown on the Official Tax Map of the City in accordance with the Redevelopment Law, N.J.S.A. 40A:12A-1 et seq. Presentation by Suzanne Mack, PP, City Planner
VII.	<u>Public Hearing:</u> A Redevelopment Plan for the property located at 537-543 Broadway which property is identified as Block 189, Lot 24 as shown on the office tax map of the City of Bayonne (McDonald’s Corporation) Presentation by Suzanne Mack, PP, City Planner
VIII.	<u>Appearance:</u> P-14-008 WATERFORD AT BAYONNE - Site: 38-44 Kennedy Boulevard [Bret Kaplan, Esq., attorney for applicant appearing to request an additional extension to be allowed to maintain the “temporary” banner sign at said location]
IX.	<u>Public Hearing:</u> P-17-004 YAKSOK MANAGEMENT, LLC – Site: 977-981 Broadway in City Block 70, Lots 21 & 22 [The applicant is seeking preliminary and final major site plan approval and bulk variance relief to construct a medical office building consisting of a Diagnostic and Behavioral Services Center.] Joseph M. Vigliotti, Esq., Attorney for Applicant
X.	<u>Public Hearing:</u> P-17-001 BROADWAY PARTNERSHIP, LLC – Site: 536 Broadway in City Block 190,

	Lot 9 <i>[The applicant is seeking preliminary and final major site plan approval and bulk variance relief to construct a mixed use building with commercial on the ground floor and four apartments on the upper floors.]</i> <i>John Zucker, Esq., Attorney for Applicant</i>
XI.	<u>Adoption of Resolutions</u> • P-17-002 FIRST DEVELOPERS, LLC – Site: 439 Avenue C in City Block 224, Lot 24 • P-16-041 SUN MEN YAU – Site: 448 Avenue E in City Block 409, Lot 12 • 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

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.
James F. Clarkin, P.P., Consulting City Planner