



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, JUNE 13, 2017
6:00 P.M.



Theodore Garelick, Chairman
Karen Fiermonte, Vice Chairman

Commissioners:
Honorable James Davis Mayor, Juan Perez, Terrence Malloy
Michael Quintela, Maria I. Valado, 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 May 9, 2017
V.	<u>Correspondence:</u> • Municipal Council Resolution authorizing the Planning Board to conduct an investigation to determine whether property located at 979-993 Avenue C in City Block 76, Lot 17 constitutes a non-condemnation area in need of redevelopment pursuant to the LRHL N.J.S.A 40A:12A-1 et seq. • Municipal Council Resolution authorizing the Planning Board to conduct an investigation to determine whether property located at 122, 124, 126, 126 ½, 128, 130, 132, 134-136, 138, 140, 165, 167, 169, 170-180 and 157-163 Avenue E in City Block 467, Lots 11, 12 & 13; Block 458, Lots 1 & 1.01 and Block 234, Lot 8.01 constitute non-condemnation areas in need of redevelopment pursuant to the LRHL N.J.S.A 40A:12A-1 et seq.
VI.	<u>Public Hearing:</u> Presentation of a Redevelopment Study for the property known as the Texaco site which is identified as Block 332, Lot 3; Block 360, Lot 2; Block 373, Lots 1, 2, 13, 14 and 15; Block 390 Lots 1, RG67; Block 391, Lots 1 and 2; and Block 511, Lots 5 and 6 as shown on the office tax map of the City of Bayonne. <i>Presentation by Paul Phillips, PP</i>
VII.	<u>Public Hearing:</u> Presentation of a Redevelopment Plan for property known as Bayonne Bay East at the Peninsula at Bayonne Harbor also known as Block 830, Lots 1.01; 1.02; 1.03; 1.04; 1.05; 1.06 & 1.07 <i>Presentation by Suzanne Mack, PP and Andrew Raichle, PP</i>
VIII.	<u>Public Hearing:</u> Presentation of a Redevelopment Study for property known as 105.5 North Street also known as Block 295, Lots 16 & 17. <i>Presentation by Suzanne Mack, PP</i>
IX.	<u>Public Hearing:</u> Presentation of a Redevelopment Plan for property known as St. Joseph's property located at 306-314 Avenue E in City Block 440, Lots, 3, 4 & 5; 316-322 Avenue E in City Block 440, Lot 4 and 317 Avenue E in City Block 191, Lot 5.02. <i>Presentation by Suzanne Mack, PP</i>
X.	<u>Public Hearing:</u> P-16-047 NP2 REALTY, LLC – Site: 138 Prospect Avenue in City Block 434, Lot 26 [The applicant is seeking minor site plan approval and bulk variance relief for a curb cut to add three off-street parking spaces in the back of the property.] <i>Peter Cecinini, Esq., attorney for applicant</i>
XI.	<u>Public Hearing:</u> P-17-005 – 309 BROADWAY REALTY, LLC – Site: 309 Broadway in City Block 257, Lot 12 [The applicant is seeking preliminary and final major site plan approval and bulk variance relief to allow the construction of a three-story residential building with six residential units.] <i>Leonard P. Kiczek, Esq., attorney for applicant</i>
XII.	<u>Adoption of Resolutions</u> • P-14-008 WATERFORD AT BAYONNE - Site: 38-44 Kennedy Boulevard • P-17-004 YAKSOK MANAGEMENT, LLC – Site: 977-981 Broadway in City Block 70, Lots 21 & 22 • P-17-001 BROADWAY PARTNERSHIP, LLC – Site: 536 Broadway in City Block 190, Lot 9

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