



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, JULY 11, 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 June 13, 2017
V.	<u>Correspondence:</u> • Municipal Council Resolution authorizing the Planning Board to reopen and amend the Scattered Site Redevelopment Plan for property located at 474-476 Broadway in City Block 205, Lot 10 • Letter dated June 26, 2017 from John Dolan, Vice President and General Manager for Baker Residential requesting a one-year extension to begin construction on project P-15-007 – 190 West 54th Street in City Block 32, Lot 21.01
VI.	<u>Public Hearing:</u> Presentation of a Redevelopment Preliminary Investigation for the property known as 157-163 Avenue E, Block 234, Lot 8.01; 165 Avenue E, Block 234, Lot 11; 167 Avenue E, Block 234, Lot 12; 169 Avenue E, Block 234, Lot 13; 170-180 Avenue E, Block 458, Lot 1/101.1; 122 Avenue E, Block 467, Lot 17; 124 Avenue E, Block 467, Lot 18; 126 Avenue E, Block 467, Lot 19; 126.5 Avenue E, Block 467, Lot 20; 128 Avenue E, Block 467, Lot 21; 130 Avenue E, Block 467, Lot 22; 132 Avenue E, Block 467, Lot 23; 136 Avenue E, Block 467, Lot 24; 138 Avenue E, Block 467, Lot 25 and 140 Avenue E, Block 467, Lot 26 <i>Presentation by Sean Moronski, PP</i>
VII.	<u>Public Hearing:</u> Presentation of a Redevelopment Preliminary Investigation for the property known as 517-531 Avenue E in City Block 140, Lots 21, 22, 23, 24, 25 as shown on the tax map of the City of Bayonne. <i>Presentation by Sean Moronski, PP</i>
VIII.	<u>Public Hearing:</u> P-17-013 MAHALAXMI BAYONNE, LLC (Gupta) – Site: Harbor Station South in City Block 751, Lot 1 [The applicant is seeking preliminary and final major subdivision approval and preliminary and final major site plan approval to construct a five-story mixed-use commercial and residential building containing 97 dwelling units and 5,975 square feet of retail space.] <i>Donald M. Pepe, Esq., attorney for applicant</i>
IX.	<u>Public Hearing:</u> P-17-014 BAYONNE EQUITIES, LLC – Site: 477, 479-481 Broadway in City Block 201, Lots 2 & 3 The applicant is seeking preliminary and final major site plan approval and bulk variance relief to construct an eight-story mixed-use building containing 72 residential units and 7,676 square feet of retail space.] <i>Michael Miceli, Esq., attorney for applicant</i>
X.	<u>Adoption of Resolutions</u> • P-16-047 NP2 REALTY, LLC – Site: 138 Prospect Avenue in City Block 434, Lot 26 • P-17-005 – 309 BROADWAY REALTY, LLC – Site: 309 Broadway in City Block 257, Lot 12

cc:

All members

Jersey Journal

Star Ledger

Robert Russo, P.E., Consulting City Engineer

Drew Sisk, 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