



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, AUGUST 8, 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
Donald M. Meisel, 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 July 11, 2017
V.	<u>Correspondence:</u> Municipal Council Resolution authorizing and directing the Planning Board to conduct a preliminary investigation to determine whether certain property located at 41 Prospect Avenue, also identified as Block 455, Lot 3, constitutes 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.
VI.	<u>Public Hearing:</u> P-17-017 BAYONNE REDEVELOPERS URBAN RENEWAL BLOCK 700, LLC – Site: Harbor Station South, 301 Chosin Few Way; Block 700, Lot 1 <i>[The applicant is seeking preliminary and final major site plan approval to allow the construction of a 148,000 sf prototypical Costco Wholesale Facility with an eighteen (18) pump Costco Fueling Station.]</i> <i>Andy S. Norin, Esq., attorney for applicant</i>
VII.	<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; Bock 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>
VIII.	<u>Public Hearing:</u> P-17-013 MAHALAXMI BAYONNE, LLC (Gupta) – Site: Harbor Station South in City Block 751, Lot 1 <i>[The applicant is seeking preliminary and final major subdivision approval in relation to property located at Harbor Station South at Goldsborough Drive, consisting of a portion of Block 751, Lot 1 and a portion of Block 790, Lot 1 (the “Property”), as shown on the Tax Map of the City of Bayonne.]</i> <i>Donald M. Pepe, Esq., attorney for applicant</i>
IX.	<u>Public Hearing:</u> P-17-009 BAYONNE BAY DEVELOPERS URBAN RENEWAL, LLC – Site: Peninsula at Bayonne Harbor Bayonne Bay West; Block 830, Lots 1.01, 1.02, 1.03 and 1.04 <i>[The applicant is seeking preliminary and final major subdivision approval as well as preliminary and final major site plan approval to construct a multi-family residential structure with 500 residential units in two phases. A total of 1,167 parking spaces are provided.]</i> <i>Stephen E. Barcan, Esq., attorney for applicant</i>
.	<u>Adoption of Resolutions</u> P-17-013 MAHALAXMI BAYONNE, LLC (Gupta) – Site: Harbor Station South in City Block 751, Lot 1 P-17-014 BAYONNE EQUITIES, LLC – Site: 477, 479-481 Broadway in City Block 201, Lots 2 & 3

- 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
Tim Boyle, Superintendent DPW
Susan Bischoff, C.S.R.
Donald M. Meisel, PP, Consulting City Planner