



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, SEPTEMBER 12, 2017
6:00 P.M.



<u>Theodore Garelick, Chairman</u> <u>Karen Fiermonte, Vice Chairman</u> <u>Commissioners:</u> 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 August 8, 2017 and Special meeting held on August 15, 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 43-45 West 32nd Street in Block 145, Lot 1 constitutes a non-condemnation area in need of redevelopment • Municipal Council Resolution authorizing and directing the Planning Board to conduct a preliminary investigation to determine whether certain property located at 115-117 West 2nd Street, Block 365, Lot 9 constitutes a non-condemnation area in need of redevelopment. • Municipal Council Resolution authorizing and directing the Planning Board to conduct a preliminary investigation to determine whether certain property identified as Block 394.02, Lot 1 constitutes a non-condemnation area in need of redevelopment. • Municipal Council Resolution authorizing and directing the Planning Board to prepare a rehabilitation plan for property located at 63-67 New Hook Road, Block 416, Lot 3. • Municipal Council Resolution authorizing and directing the Planning Board to prepare an overlay plan for a portion of Scattered Sit 14 Redevelopment Plan for property located at 103-143 East 22nd Street and 43-75 Mechanic Street, Block 451, Lots 1.01 & 2.05. • Municipal Council Resolution authorizing the Planning Board to prepare a rehabilitation plan for property located at 39-43 West 25th Street & 45 West 25th Street, Block 183, Lots 1 & 2.01. • Municipal Council Resolution authorizing the Planning Board to prepare a rehabilitation plan for property located at 738 Avenue E and 742 Avenue e, Block 393, Lots 4 & 5.
VI.	<u>Public Hearing:</u> P-17-018 – PSIP AVENUE A, LLC – Site: 99 Avenue A in City Block 301.01, Lot 7; Block 310, Lots 1-9, 11-13; Block 311.01, Lot 1; Block 333.01, Lots 1-6 and Block 333.02, Lot 1 <i>[The applicant is seeking preliminary and final major subdivision and preliminary and final major site plan approval to allow the construction of a new warehouse facility with associated parking lots, driveways, loading areas and sidewalks.]</i> <i>Meryl A.G. Gonchar, Esq., attorney for applicant</i>
VII.	<u>Public Hearing:</u> P-17-015 – 49 COTTAGE STREET PARTNERS, LLC – Site: 49 Cottage Street in City Block 321, Lot 8 <i>[The applicant is seeking minor subdivision approval as well as preliminary and final major site plan approval to subdivide the lot into two parcels and to construct two two-family homes on the subdivided lots.</i> <i>John Zucker, Esq., Attorney for Applicant</i>
VIII.	<u>Public Hearing:</u> P-17-020 INFINITE THERAPY SOLUTIONS, LLP – Site: 237 Avenue E in City Block 212, Lot 17 <i>[The applicant is seeking preliminary and final major site plan approval and bulk variance relief to allow the construction of a second story addition to the existing building for a Pediatric Physical and Occupational Therapy Office.]</i> <i>Stephen S. Rose, Esq., Attorney for Applicant</i>
IX.	<u>Adoption of Resolutions</u> • P-17-017 BAYONNE REDEVELOPERS URBAN RENEWAL BLOCK 700, LLC – Site: Harbor Station South, 301 Chosin Few Way; Block 700, Lot 1 • 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

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