



AGENDA  
REGULAR MEETING  
CITY OF BAYONNE  
PLANNING BOARD  
City Council Chambers  
630 Avenue C, Bayonne, NJ 07002  
TUESDAY, OCTOBER 10, 2017  
6:00 P.M.



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| <p><b><u>Theodore Garelick, Chairman</u></b><br/><b><u>Karen Fiermonte, Vice Chairman</u></b></p> <p><b><u>Commissioners:</u></b><br/><b>Honorable James Davis Mayor, Juan Perez, Terrence Malloy</b><br/><b>Michael Quintela, Maria I. Valado, Ramy Lawandy, George Becker</b></p> |
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Richard N. Campisano, Esq., Board Counsel  
Lillian Glazewski, Land Use Administrator  
Suzanne Mack, P.P., City Planner  
Donald Meisel, P.P., City Consulting Planner  
Robert Russo, Consulting City Engineer

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| 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.   | <b><u>Adoption of Minutes:</u></b><br>Regular meeting held on September 12, 2017                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| V.    | <b><u>Correspondence:</u></b> <ul style="list-style-type: none"><li>Municipal Council resolution directing the Planning Board to reopen and amend the Scattered Site 14 Redevelopment Plan which includes properties identified as Block 452.02, Lots 3-9 and 11 and Block 451, Lots 1.01, 1.02, 2.03, 2.04 and 2.05.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                  |
| VI.   | <b><u>Public Hearing:</u></b><br><b>P-17-023 PIER VIEW LOFTS URBAN RENEWAL, LLC – Site: 676-678 Avenue E in City Block 402, Lots 4, 5, 6 &amp; 7</b> <i>[The applicant is seeking preliminary and final major site plan approval and bulk variance relief to amend a prior approval by increasing the number of residential units from 65 to 71.]</i><br><i>William J. Finnerty, Esq., attorney for applicant</i>                                                                                                                                                                                                                                                                                                                                |
| VII.  | <b><u>Public Hearing:</u></b><br><b>P-17-019 VENCON DEVELOPERS, LLC – Site: 1-3 Meadow Street in City Block 460, Lots 1 &amp; 2</b> <i>[The applicant is seeking preliminary and final major site plan approval and bulk variance relief to allow the construction of a four-story residential building containing 14 residential units and 18 parking spaces.]</i><br><i>Rita Mary McKenna, Esq., attorney for applicant</i>                                                                                                                                                                                                                                                                                                                    |
| VIII. | <b><u>Public Hearing (continuation of:</u></b><br>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 official tax map of the City of Bayonne pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 30A:12A-1 et seq.<br><i>Presented by Paul Phillips, PP</i>                                                                                                                                                                                                                                                                     |
| IX.   | <b><u>Public Hearing:</u></b><br><b>P-17-016 MYK BUILDERS, LLC – Site: 123-125 West 12<sup>th</sup> Street in City Block 262, Lot 3</b> <i>[The applicant is seeking minor subdivision approval to subdivide the property into two nonconforming lots and preliminary and final major site plan approval and variance relief to construct two two-family homes on the subdivided lots.]</i><br><i>Paul Weeks, Esq., attorney for applicant</i>                                                                                                                                                                                                                                                                                                   |
| X.    | <b><u>Public Hearing:</u></b><br>Redevelopment Plan as to the Silklofts Plan and an overlay for a portion of the Maidenform Plan for property located at 122 Avenue E, 124 Avenue E, 126 Avenue E, 126 ½ Avenue E, 128 Avenue E, 130 Avenue E, 132, Avenue E, 134-136 Avenue E, 138, Avenue E, 140 Avenue E, 165 Avenue E, 167 Avenue E, 169 Avenue E, 170-180 Avenue E and 157-163 Avenue E in City Block 467, Lots 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 and Block 234, Lots 11, 12, 13 and Block 458, Lots 1 & 1.01 and Block 234, Lot 8.01, respectively as shown on the official tax map of the City of Bayonne pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 30A:12A-1 et seq.<br><i>Presentation by Suzanne Mack, PP</i> |
| XI.   | <b><u>Adoption of Resolutions</u></b> <ul style="list-style-type: none"><li><b>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</b></li><li><b>P-17-015 – 49 COTTAGE STREET PARTNERS, LLC – Site: 49 Cottage Street in City Block 321, Lot 8</b></li><li><b>P-17-020 INFINITE THERAPY SOLUTIONS, LLP – Site: 237 Avenue E in City Block 212, Lot 17</b></li></ul>                                                                                                                                                                                                                                                  |

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  
Tim Boyle, Superintendent DPW  
Susan Bischoff, C.S.R.  
James F. Clarkin, P.P., Consulting City Planner