



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, NOVEMBER 14, 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 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 October 10, 2017 and Special meeting held on October 17, 2017
V.	<u>Communications:</u> • Municipal Council resolution authorizing and directing the Planning Board to conduct a preliminary investigation to determine whether property located at 71 New Hook Access Road and 69 New Hook Access Road in City Block 416, Lots 1 and 2 constitute 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. • Municipal Council resolution authorizing and directing the Planning Board to conduct a preliminary investigation to determine whether property located at 130-134 Avenue F, East 23rd Street, Mechanic Street, 136 Avenue F, 27 Mechanic Street, 39 Mechanic Street and 41 Mechanic Street in City Block 450, Lots 1, 10.01, 10.02, 21, 22, 23 and 24 constitute 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. • Municipal Council resolution authorizing and directing the Planning Board to conduct a preliminary investigation to determine whether property located at 86 East 22nd Street, 88 East 22nd Street, 90 East 22nd Street, 91 East 22nd Street and 111 Avenue F 24 in City Bloc 456, Lots 19, 9, 8.02, 8.03 and 8.01 constitute 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. • Municipal Council resolution authorizing and directing the Planning Board to conduct a preliminary investigation to determine whether property located at 343 Avenue A and 345-347 Avenue A in City Block 254, Lots 22 and 23 constitute 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-17-024 McDONALD’S CORPORATION – Site: 537-543 Broadway; Block 189, Lot 24 <i>[The applicant is seeking preliminary and final major site plan approval to construct a new McDonald’s fast food restaurant.]</i> <i>Michael Miceli, Esq., attorney for applicant</i>
VII.	<u>Public Hearing:</u> Presentation of preliminary investigation non-condemnation area in need of redevelopment for property known as 41 Prospect Avenue in City Block 455, Lot 3. <i>Presentation by Suzanne Mack, PP, City Planner</i>
VIII.	<u>Public Hearing:</u> Presentation of preliminary investigation non-condemnation area in need of redevelopment for property known as 43-45 West 32 nd Street in City Block 145, Lot 1. <i>Presentation by Suzanne Mack, PP, City Planner</i>
IX.	<u>Public Hearing:</u> Presentation of preliminary investigation non-condemnation area in need of redevelopment for property known as Block 394.02, Lot 1 <i>Presentation by Suzanne Mack, PP, City Planner</i>
X.	<u>Public Hearing:</u> Presentation of Rehabilitation Plan for 39-43 West 25 th Street and 45 West 25 th Street in City Block 183, Lots 1 & 2.01. <i>Presentation by Suzanne Mack, PP, City Planner</i>
VII.	<u>Adoption of Resolutions</u> • P-17-016 MYK BUILDERS, LLC – Site: 123-125 West 12th Street in City Block 262, Lot 3 • P-17-023 PIER VIEW LOFTS URBAN RENEWAL, LLC – Site: 676-678 Avenue E in City Block 402, Lots 4, 5, 6 & 7

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
-----	--	--