



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, DECEMBER 12, 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> Adoption of the minutes of the regular meeting held on November 14, 2017
V.	<u>Communications:</u> - Request from John A. Zucker, Esq., attorney for 91 Evergreen, LLC (P-12-012) for a six-month extension of time to begin construction at 91-93 Evergreen Street; Block 322, Lot 10 - Municipal Council authorizing and directing the Planning Board, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., to conduct a preliminary investigation to determine whether property located at 90-100 Avenue E and 100 ½ - 102 Avenue e in City Block 467, Lots 8 & 9 constitute non-condemnation areas in need of redevelopment. (P-17-035) - Municipal Council resolution authorizing and directing the Planning Board, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., to conduct a preliminary investigation to determine whether property located at 343 Avenue A & 345-347 Avenue A in City Block 254, Lots 22 & 23 constitute non-condemnation areas in need of redevelopment. (P-17-036) - Municipal Council resolution authorizing and directing the Planning Board, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., to conduct a preliminary investigation to determine whether property located at 130-134 Avenue F, Foot of East 23rd Street, Foot of Mechanic Street, 136 Avenue F, 37, 39 & 41 Mechanic Street constitute non-condemnation areas in need of redevelopment. (P-17-037) - Municipal Council resolution authorizing and directing the Planning Board, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., to conduct a preliminary investigation to determine whether property located at 86, 88, 90 & 92 East 22nd Street and 111 Avenue F in City Block 456, Lots 10, 9, 8.02, 8.03 and 8.01 constitute non-condemnation areas in need of redevelopment. (P-17-038) - Municipal Council resolution authorizing and directing the Planning Board, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., to conduct a preliminary investigation to determine whether property located at 71 & 69 New Hook Road in City Block 416, Lots 1 & 2 constitute non-condemnation areas in need of redevelopment. (P-17-034)
VI.	<u>BOARD REORGANIZATION:</u> A. Election of Officers B. Appointment of Board Personnel C. Adoption of 2018 Calendar
VII.	<u>Public Hearing:</u> P-17-019 VENCON DEVELOPERS, LLC – Site: 1-3 Meadow Street in City Block 460, Lots 1 & 2 <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> <i>Rita Mary McKenna, Esq., attorney for applicant</i>
VIII.	<u>Public Hearing:</u> P-17-032 ROMERO 412-414 BROADWAY, LLC - Site: 412-414 Broadway in City Block 226, Lots 38 & 39 <i>[The applicant is seeking preliminary and final major site plan approval and bulk variance relief to allow the enclosure of an 818 square foot area on the first floor of the existing building.]</i> <i>Michael Miceli, Esq., attorney for applicant</i>
IX.	<u>Public Hearing:</u> Presentation of a preliminary investigation to determine if property located at 115-117 West 2nd Street; Block 365, Lot 9 constitutes a non-condemnation area in need of redevelopment. <i>(Chris’ Corner) (P-17-026)</i> <i>Presentation by Suzanne Mack, PP</i>
X.	<u>Public Hearing:</u> Presentation of a preliminary investigation to determine whether property located at 343 Avenue A & 345-347 Avenue A in City Block 254, Lots 22 & 23 constitute non-condemnation areas in need to redevelopment. <i>(P-17-036)</i> <i>Presentation by Suzanne Mack, PP</i>
XI.	<u>Public Hearing:</u> Presentation of a Rehabilitation Plan for the property located at 63-67 New Hook Road in City Block 416, Lot 3. <i>(Jersam, Inc.) (P-17-028)</i>

	<i>Presentation by Peter Van Den Kooy, PP</i>
XII.	<u>Public Hearing (continuation of:</u> 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. <i>Presented by Paul Phillips, PP</i>
XIII.	<u>Adoption of Resolutions:</u> • P-17-024 McDONALD’S CORPORATION – Site: 537-543 Broadway; Block 189, Lot 24 • Resolution on Rehabilitation Area Plan for 39-43 West 25th Street and 45 West 25th Street in City Block 183, Lots 1 & 2.01. (P-17-028) • Resolution on preliminary investigation to determine if property located at 115-117 West 2nd Street; Block 365, Lot 9 constitutes a non-condemnation area in need of redevelopment. (Chris’ Corner) (P-17-026) • Resolution on preliminary investigation to determine if property located at 115-117 West 2nd Street; Block 365, Lot 9 constitutes a non-condemnation area in need of redevelopment. (Chris’ Corner) (P-17-026)

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