



AMENDED AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, JANUARY 9, 2018
6:00 P.M.



Karen Fiermonte, Chairperson
Maria I. Valado, Vice-Chairperson

Commissioners:
Honorable James Davis Mayor, Juan Perez, Terrence Malloy
Michael Quintela, , Ramy Lawandy, George Becker, Issa Musharbash

Richard N. Campisano, Esq., Board Counsel
Lillian Glazewski, Land Use Administrator
Suzanne Mack, P.P., City Planner
Peter Van Den Kooy, P.P., City Consulting Planner
Robert Russo, P.E., 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 December 12, 2017
V.	<u>Communications:</u> • Municipal Council Resolution authorizing the Planning Board to conduct an investigation of property located at 117-121 Prospect Avenue in City Block 441, Lot 10 to determine if the property constitutes a non-condemnation area in need of Redevelopment pursuant to the LRHL, N.J.S.A. 40A:12A, et seq. • Municipal Council Resolution requesting that the Planning Board reopen the South Cove Redevelopment Plan to consider amendments to same and, if warranted, prepare a revised Redevelopment Plan. • Municipal Council Resolution requesting that the Planning Board prepare a Redevelopment Plan for property located at 43-45 West 32nd Street in City Block 145, Lot 1 pursuant to the LRHL, N.J.S.A. 40A:12A-1 et seq. • Municipal Council Resolution requesting that the Planning Board prepare a Redevelopment Plan for property located at 115-117 West 2nd Street in City Block 365, Lot 9 pursuant to the LRHL, N.J.S.A. 40A:12A-1 et seq. • Municipal Council Resolution requesting that the Planning Board prepare a Redevelopment Plan for property located at 345-347 Avenue A in City Block 254, Lots 22 & 23 pursuant to the LRHL, N.J.S.A. 40A:12A-1 et seq. • Municipal Council Resolution requesting that the Planning Board prepare a Redevelopment Plan for property located at 394.02, Lot 1 pursuant to the LRHL, N.J.S.A. 40A:12A-1 et seq. • Municipal Council resolution no. 17-12-13-075 authorizing and directing the Planning Board to prepared a redevelopment plan for property located at 425-427 Avenue C, 427A-429 Avenue C & 427-429 Avenue C Rear in City Block 230, Lots 22, 23 & 24 pursuant to the LRHL, N.J.S.A. 40A:12A-1 et seq. • Municipal Council resolution no. 17-12-13-073 authorizing and directing the Planning Board to prepare a redevelopment plan for property located at 554-556 Broadway & 11 East 25th Street in City Block 184, Lots 5 & 10 pursuant to the LRHL, N.J.S.A. 40A:12A-1 et seq.
VI.	<u>Public Hearing:</u> P-17-033 FAITHFUL HOME BAYONNES, LLC – Site: 78-84 West 31st Street in City Block 157, Lot 27 <i>[The applicant is seeking minor subdivision, major site plan approval and variance relief to allow the construction of two new two-family homes at the site.]</i> <i>John Zucker, Esq., attorney for applicant</i>
VII.	<u>Public Hearing:</u> P-17-040 SUBHA REALTY, INC. – Site: East 2nd Street in City Block 359, Lot 4.04 <i>[The applicant is seeking minor site plan approval to allow the construction of a loading dock.]</i> <i>William J. Finnerty, Esq., attorney for applicant</i>
VIII.	<u>Public Hearing:</u> Presentation of Preliminary Investigation for a non-condemnation area in need of redevelopment for property known as 71 New Hook Road in City Block 416, Lots 1 & 2 <i>Presentation by Suzanne T. Mack, PP, City Planner</i>
IX.	<u>Public Hearing:</u> Presentation of Preliminary Investigation for a non-condemnation area in need of redevelopment for property known as 130-134 Avenue F, East 23 rd Street, Mechanic Street, 37 Mechanic Street, 39 Mechanic Street and 41 Mechanic Street in City Block 450, Lots 1, 10.01, 10.02, 22, 23 & 24., <i>Presentation by Suzanne T. Mack, PP, City Planner</i>
X.	<u>Adoption of Resolutions:</u> • P-17-019 VENCON DEVELOPERS, LLC – Site: 1-3 Meadow Street in City Block 460, Lots 1 & 2 • P-17-032 ROMERO 412-414 BROADWAY, LLC - Site: 412-414 Broadway in City Block 226, Lots 38 & 39

cc: All members
Jersey Journal
Star Ledger
Robert Russo, P.E., Consulting City Engineer

Bay-TV
Robert F. Sloan, Clerk
Robert Zawistowski, B.E.C.
Donna Ward, Zoning Officer

Drew Sisk, Police Chief
Richard Bielinski, Construction Official
Joseph Coughlin, Fire Sub-Code Official
Suzanne Mack, P.P., City Planner
Peter Van Den Kooy, P.P., Consulting City Planner

Keith Weaver, Fire Chief
Tim Boyle, Superintendent DPW
Susan Bischoff, C.S.R.