



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, FEBRUARY 13, 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 January 9, 2018
V.	<u>Communications:</u> - Municipal Council Resolution no. 18-01-17-046 authorizing the Planning Board to prepare a Redevelopment Plan for property located at 27-31 Prospect Avenue; 33-39 Prospect Avenue and 41 Prospect Avenue in City Block 455, Lots 1, 2 and 3 respectively. (P-17-021) - Municipal Council Resolution no. 18-01-17-046 authorizing the Planning Board to reopen and amend the 8th Street Station Rehabilitation Area Plan which includes property known as 26 North Street in City Block 297, Lot 3. (P-10-001) - Correspondence dated January 30, 2018 from Richard P. DeAngelis, Esq., attorney for TK MAC, LLC in connection with the Redevelopment Investigation of the Texaco site requesting that the continuation of the Redevelopment Investigation be removed from this agenda and be held without a date certain while an agreement between the parties is finalized.
VI.	<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>
VII.	<u>Public Hearing:</u> Presentation of Redevelopment Plan (Madison Hill II) for property located at 27-31; 33-39 and 41 Prospect Avenue in City Block 455, Lots 1, 2 and 3 (P-17-021) <i>Presentation by Suzanne Mack, PP, City Planner</i>
VIII.	<u>Public Hearing:</u> Presentation of an Amended Redevelopment Plan for the Riverwalk at South Cove at 171-181 LeFante Way in City Block 412, Lots 1.01, 2.01, 2.03, 2.21. 22 (P-16-031) <i>Presentation by Suzanne Mack, PP, City Planner</i>
IX.	<u>Public Hearing:</u> Presentation of Redevelopment Plan for property located at 43-45 West 32nd Street in City Block 145, Lot 1 (P-17-025) <i>Presentation by Suzanne Mack, PP, City Planner</i>
X.	<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; Block 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>
X.	<u>Adoption of Resolutions:</u> P-17-033 FAITHFUL HOME BAYONNES, LLC – Site: 78-84 West 31st Street in City Block 157, Lot 27 Resolution to Municipal Council re property located at 27-31; 33-39 and 41 Prospect Avenue in City Block 455, Lots 1, 2 and 3 Resolution to Municipal Council re the Riverwalk at South Cove at 171-181 LeFante Way in City Block 412, Lots 1.01, 2.01, 2.03, 2.21. 22 Resolution to Municipal Council re property located at 43-45 West 32nd Street in City Block 145, Lot 1

cc: All members
Robert F. Sloan, Clerk
Malvita Apte, P.P. Consulting City Planner
Keith Weaver, Fire Chief
Sharon Nadrowski, Council President
Susan Bischoff, C.S.R.

Tim Boyle, Superintendent DPW
Robert Russo, P.E., Consulting City Engineer
Donna Ward, Zoning Officer
Richard Bielinski, Construction Official
Joseph Coughlin, Fire Sub-Code Official
BAY-TV

Suzanne Mack, P.P., City Planner
Robert Zawistowski, B.E.C.
Drew Sisk, Police Chief
Jersey Journal
Star Ledger