



AMENDED AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, APRIL 10, 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
Malvika Apte, P.P., AICP, Consulting City 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 March 13, 2018
V.	<u>Communications:</u> • Municipal Council Resolution No. 18-03-14-058 authorizing and directing the Planning Board to prepare a Redevelopment Plan for property known as 70-83; 85-87 Kennedy Boulevard, 42 & 44 Juliette Street in Block 346, Lots 22, 23, 24 and 25 pursuant to the LRHL N.J.S.A. 40A:12A-1 et seq. (P-18-004) • Council Resolution No. 18-03-14-059 authorizing and directing the Planning Board to amend the Redevelopment Plan for the Peninsula at Bayonne Harbor and referred to as “Harbor Station South”. (P-15-033) • Municipal Council Resolution No. 18-03-14-057 authorizing and directing the Planning Board to reopen and amend the redevelopment plan for 122, 124, 126, 126.5, 128, 130, 132, 134-136, 138, 140, 165, 167, 169, 170-180 and 157-163 Avenue E in Block 467, Lots 17, 18, 19, 20, 21, 22, 23, 24, 25, 26; Block 234 Lots 8.01, 11, 12, 13 and Block 458, Lots 1 & 1.01 pursuant to the LRHL N.J.S.A. 40A:12A-1 et seq. (P-17-011)
VI.	<u>Public Hearing:</u> P-18-002 ANGELO DEL RUSSO and ROBERT M. KAYE (St. Joseph’s Property) – Site: 306-322 Avenue E in City Block 440, Lots 3, 4, 5 and 317 Avenue E in City Block 191, Lot 5.02 <i>[The applicant is seeking minor subdivision approval and preliminary and final major site plan approval to allow the construction of two residential buildings. One building will contain 67 residential units with 69 parking spaces and the other building will contain 93 residential units with 101 parking spaces.]</i> <i>Robert A. Verdibello, Esq., Attorney for Applicant</i>
VII.	<u>Public Hearing:</u> P-18-001 ZM PROPERTIES, LLC – Site: 31 West 8th Street in City Block 283, Lot 13 <i>[The applicant is seeking preliminary and final major site plan approval and bulk variance relief to allow the conversion of the second floor of the existing building from office space to two dwelling units.]</i> <i>Christopher Vitale, Esq., Attorney for Applicant</i>
VIII.	<u>Public Hearing:</u> P-17-041 – 419 BROADWAY, LLC – Site: 419 Broadway in City Block 225, Lot 22 <i>[The applicant is seeking preliminary and final major site plan approval and bulk variance relief to convert the ground floor of the existing building into a residential unit creating three residential units.]</i> <i>Paul Weeks, Esq., Attorney for Applicant</i>
IX.	<u>Public Hearing:</u> Presentation of a Redevelopment Plan for property located at 117-121 Prospect Avenue in City Block 441, Lot 10. (P-17-039) <i>Presentation by Suzanne Mack, PP, City Planner</i>
X.	<u>Public Hearing:</u> Presentation of an Amended Redevelopment Plan for the Peninsula at Bayonne Harbor and referred to as “Harbor Station South”. (P-15-033) <i>Presentation by Suzanne Mack, PP, City Planner</i>
XI.	<u>Public Hearing:</u> P-18-003 – DURAPORT READY MIX, LLC – Site: East 5th Street in City Block 476.01, Lots 10.01 and 3 <i>[The applicant is seeking to amend a previous approval of a flex building and office building approved on August 9, 2016 with preliminary and final major site plan approval to allow the eastern portion of the site for a concrete ready-mix business as well as subdivision approval for a lot line adjustment.]</i> <i>Patrick J. McNamara, Esq., Attorney for Applicant</i>
XII.	<u>Adoption of Resolutions:</u> • Adoption of resolution for Redevelopment Plan for property located at 117-121 Prospect Avenue in City Block 441, Lot 10. (P-17-039) • Adoption of resolution for Amended Redevelopment Plan for the Peninsula at Bayonne Harbor and referred to as “Harbor Station South”. (P-15-033)

cc: All members
Robert F. Sloan, Clerk
Mika 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