



AMENDED AGENDA  
REGULAR MEETING  
CITY OF BAYONNE  
PLANNING BOARD  
City Council Chambers  
630 Avenue C, Bayonne, NJ 07002  
TUESDAY, MAY 8, 2018  
6:00 P.M.



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| <p><b><u>Karen Fiermonte, Chairperson</u></b><br/><b><u>Maria I. Valado, Vice-Chairperson</u></b></p> <p><b><u>Commissioners:</u></b><br/><b>Honorable James Davis Mayor, Juan Perez, Terrence Malloy</b><br/><b>Michael Quintela, Ramy Lawandy, George Becker, Issa Musharbash</b></p> |
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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

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| 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.   | <b><u>Adoption of Minutes:</u></b><br>Regular meeting held on April 10, 2018                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| V.    | <b><u>Communications:</u></b> <ul style="list-style-type: none"><li>• 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 &amp; 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)</li><li>• 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)</li><li>• 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 &amp; 1.01 pursuant to the LRHL N.J.S.A. 40A:12A-1 et seq. (P-17-011)</li><li>• Letter from Weiner Law Group, LLP dated April 17, 201 requesting a one-year extension for P-16-025 to begin construction of a four and one-half story multi-family residential building on property located at 138 Avenue B; 140 Avenue B, 101 West 44<sup>th</sup> Street and 103 West 44<sup>th</sup> Street in City Block 84, Lots 6, 7, 8 &amp; 9.</li></ul> |
| VI.   | <b><u>Public Hearing:</u></b><br><b>P-18-001 ZM PROPERTIES, LLC – Site: 31 West 8<sup>th</sup> Street in City Block 283, Lot 13</b> <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><br><i>Christopher Vitale, Esq., Attorney for Applicant</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| VII.  | <b><u>Public Hearing:</u></b><br><b>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</b> <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><br><i>Robert A. Verdibello, Esq., Attorney for Applicant</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| VIII. | <b><u>Public Hearing:</u></b><br><b>P-17-041 – 419 BROADWAY, LLC – Site: 419 Broadway in City Block 225, Lot 22</b> <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><br><i>Paul Weeks, Esq., Attorney for Applicant</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| IX.   | <b><u>Public Hearing:</u></b><br><b>P-17-031 HUDSON PROPERTY HOLDINGS, LLP – Site: 43 West 49<sup>th</sup> Street; 44, 46-48, 50 West 50<sup>th</sup> Street; Block 57, Lots 4, 42, 43 and 44</b> <i>[The applicant is seeking major subdivision approval and major site plan approval with bulk variances to subdivide the property into four lots and construct four two-family homes on each subdivided lot.]</i><br><i>Peter Cicinini, Esq., attorney for applicant</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| X.    | <b><u>Public Hearing:</u></b><br><b>P-18-003 – DURAPORT READY MIX, LLC – Site: East 5<sup>th</sup> Street in City Block 476.01, Lots 10.01 and 3</b> <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><br><i>Patrick J. McNamara, Esq., Attorney for Applicant</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| X.    | <b><u>Adoption of Resolutions:</u></b><br>P-16-025 BB Bayonne, LLC (Extension) 138 Avenue B; 140 Avenue B, 101 West 44 <sup>th</sup> Street and 103 West 44 <sup>th</sup> Street in City Block 84, Lots 6, 7, 8 & 9                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

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