



AMENDED
AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, JUNE 12, 2018
6:00 P.M.



<u>Karen Fiermonte, Chairperson</u> <u>Maria I. Valado, Vice-Chairperson</u> <u>Commissioners:</u> Honorable James Davis Mayor, Juan Perez, Terrence Malloy Michael Quintela, Ramy Lawandy, George Becker, Issa Musharbash
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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., City Engineer’s Office

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 minutes of regular meeting held on May 8, 2018 and special meeting held on May 15, 2018
V.	<u>Communications:</u> • Municipal Council authorizing and directing the Planning Board to reopen and amend the amended redevelopment plan for property known as Bayonne Bay East at the Peninsula at Bayonne Harbor, also known as Block a portion of Block 830, Lots 1.05, 1.06, 1.07 and a portion of Memorial Boulevard formerly a portion of Block 830, Lot 1. (P-17-012) • Municipal Council authorizing and directing the Planning Board to conduct a preliminary investigation to determine if property located at 211-217 Broadway in City Block 305, Lot 20 constitutes a non-condemnation area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (P-18-017) • Municipal Council authorizing and directing the Planning Board to conduct a preliminary investigation to determine if property located at 87-97 West 23rd Street and 63-85 West 23rd Street in City Block 194, Lots 1 & 2, constitute non-condemnation areas in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (P-18-018)
VI.	<u>Public Hearing:</u> P-18-015 JAMES A. LYNCH – Site 41 Broadway in City Block 380, Lot 43 <i>[The applicant is seeking minor site plan approval along with bulk variance relief for parking stall width to construct a carport at the site.]</i> <i>Applicant pro se</i>
VII.	<u>Public Hearing:</u> P-18-020 - CENTRE STREET REDEVELOPER, LLC (KRE Fleet Urban Renewal, LLC) – Site: Harbor Station North; Block 600, Lot 1 and Block 630, Lot 1 <i>[The applicant is seeking amended final site plan approval for phase 1 and final major site plan for phase 2 for the Harbor Station North project. Proposed three four-story residential buildings with a total of 625 apartment units. The proposed amendment is to reduce the footprint of the building redistributing 13 units between phase 1 and 2, increasing the retail space and making a minor reduction in parking.]</i> <i>Patrick J. McNamara, Esq., attorney for applicant</i>
VIII.	<u>Public Hearing:</u> P-18-008 PENINSULA LOFTS URBAN RENEWAL, LLC – Site: 197-205 Avenue E in City Block 221, Lots 10, 11 & 12 <i>[The applicant is seeking preliminary and final major site plan approval and bulk variance relief to construct a multifamily residential building consisting of 125 dwelling units with attached four-story parking structure containing 157 off-street parking spaces.]</i> <i>Patrick J. McNamara, Esq., attorney for applicant</i>
IX.	<u>Public Hearing:</u> P-18-013 SOUTH COVE COMMON URBAN RENEWAL – Site: 77-219 LeFante Way in City Block 412, Lots 1.01, 2.01, 2.021, 2.022, and 2.03 <i>[The applicant is seeking approval for a General Development Plan (GDP) for a mixed-use center.]</i> <i>Patrick J. McNamara, Esq., attorney for applicant</i>
X.	<u>Adoption of Resolutions:</u> • P-18-001 ZM PROPERTIES, LLC – Site: 31 West 8th Street in City Block 283, Lot 13 • 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 • P-17-041 – 419 BROADWAY, LLC – Site: 419 Broadway in City Block 225, Lot 22 • P-17-031 HUDSON PROPERTY HOLDINGS, LLP – Site: 43 West 49th Street; 44, 46-48, 50 West 50th Street; Block 57, Lots 4, 42, 43 and 44

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
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