



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, SEPTEMBER 11, 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., 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 August 14, 2018
V.	<u>Communications:</u>
VI.	<u>New Jersey Future Presentation focused on:</u> • The Combined Sewer Overflow permit and Long-Term Control plan timeline • Green infrastructure techniques for managing stormwater • Possible ordinance changes to support stormwater management
VII.	<u>Public Hearing:</u> P-18-026 – 8-10 EAST 21st, LLC – Site: 8-10 East 21 Street in City Block 221, Lot 20 <i>[The applicant is seeking preliminary and final major site plan approval and bulk variance relief to convert the first floor commercial space into two residential units.]</i> <i>Michael T. Halkias, Esq., attorney for applicant</i>
VIII.	<u>Public Hearing:</u> P-18-025 – MHP 33 PROSPECT AVENUE URBAN RENEWAL, LLC – Site: 27-31 Prospect Avenue in City Block 455, Lots 1, 2 and 3 <i>[The applicant is seeking preliminary and final major site plan approval to allow the construction of a residential building with 76 units and 77 onsite parking spaces.]</i> <i>Michael Miceli, Esq., attorney for applicant</i>
IX	<u>Public Hearing:</u> Presentation of an Amendment to the Redevelopment Plan for property located at 736-742 Avenue E in City Block 393, Lots 3, 4, & 5 known as the Gulf Oil site (formerly Beacon Oil site) <i>[P-17-030]</i> <i>Presentation by Malvika Apte, PP, consulting City Planner</i>
X.	<u>Adoption of Resolutions:</u> • P-18-009 – 79-81 EAST 25, LLC – Site: 79-81 East 25th Street in City Block 436, Lot 8 • P-18-023 – 673-675 AVENUE E, LLC – Site: 673-675 Avenue E in City Block 94, Lot 18 • P-18-014 SOUTH COVE COMMON URBAN RENEWAL II, LLC / SOUTH COVE COMMON URBAN RENEWAL III, LLC – Site: 1 LeFante Way in City Block 412, Lots 2.021 and 2.022 • P-18-012 PENINSULA VIEW URBAN RENEWAL, LLC – Site: 77, 79-87 East 31st Street in City Block 411, Lots 2, 3, 4, 5, 7, 8, 11 • Resolution for Redevelopment Plan for property located at 736-742 Avenue E in City Block 393, Lots 3, 4, & 5

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