



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, DECEMBER 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 the minutes of the regular meeting held on November 13, 2018
V.	<u>Communications:</u> • Municipal Council resolution authorizing and directing the Planning Board to conduct a preliminary investigation for property located at 276 Prospect Avenue in Block 407, Lots 1, 2, 3 & 4 and Block 408, Lots 1 & 2 to determine if the property is in need of redevelopment. (P-13-001) • Municipal Council resolution authorizing and directing the Planning Board to conduct a preliminary investigation for property located at 101-143 East 22nd Street; 102-120 East 22nd Street; 103-115 East 21st Street in Block 450, Lots 7 & 8; Block 451, Lots 1.01, 2.05 & 2.03; Block 457.01, Lots 6, 7, 7.01, 8.02, 9 & 10 and Block 457.02, Lots 1, 2, 4, 7 & 8 to determine if the property is in need of redevelopment. (P-18-039) • Municipal Council resolution authorizing and directing the Planning Board to reopen and amend the Boulevard Gateway Redevelopment Plan. (SPR 277)
VI.	<u>BOARD REORGANIZATION:</u> A. Election of Officers B. Appointment of Board Personnel C. Adoption of 2019 Calendar
VII.	<u>Public Hearing:</u> Presentation of Amendment to Peninsula at Bayonne Harbor Maritime District <i>Presentation by Suzanne Mack, PP, City Planner</i>
VIII.	<u>Public Hearing:</u> P-18-035 – 536 BROADWAY PARTNERSHIP, LLC (Amended Application) – Site: 536 Broadway in City Block 190, Lot 9 <i>[The applicant is seeking to amend a previous approval for a mixed use commercial/residential structure to allow for off-street parking and curb cut extension.]</i> <i>John Zucker, Esq., attorney for applicant</i>
IX.	<u>Public Hearing:</u> P-18-031 – 43-45 WEST 32ND, LLC – Site: 43-45 West 32nd Street in City Block 145, Lot 1 <i>[The applicant is seeking preliminary and final major site plan approval to allow the construction of a five-story residential building containing 24 residential units and 24 parking spaces.]</i> <i>William J. Finnerty, Esq., attorney for applicant</i>
X.	<u>Public Hearing:</u> P-18-030 KENNEDY BOULEVARD DEVELOPMENT, LLC – Site: 79-83 Kennedy Boulevard; 42 Juliette Street and 44 Juliette Street in City Block 346, Lots 22, 23, 24, 25 <i>[The applicant is seeking preliminary and final major site plan approval to allow the construction of a five-story residential building with 52 dwelling units, 54 parking spaces and 26 bicycle stalls.]</i> <i>James McCann, Esq., attorney for applicant</i>
XI.	<u>Public Hearing:</u> Presentation of Redevelopment Plan for 69-71 New Hook Road in City Block 416, Lots 1 & 2 <i>Presentation by Suzanne Mack, PP, City Planner</i>
XII.	<u>Public Hearing:</u> Amendment to 8th Street Rehabilitation Plan for Bayview Shopping Center 211-219 West 5th Street, in City Block 301.01 Lots 1 & 6. <i>Presentation by Suzanne Mack, PP, City Planner</i>
XII.	<u>Adoption of Resolutions</u> • P-18-033 AVENUE C BAYONNE REALTY URBAN RENEWAL, LLC – Site: 425-427 Avenue C in City Block 230, Lots 22 & 22.01 • P-18-036 LEG-BP BAYONNE OWNER, LLC – Site: Maritime District at the Peninsula at Bayonne Harbor; Block 1180, Lots 1, 2; Block 900, Lot 1; Block 1000, Lot 1

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.
Robert Geisler, Police Chief
Jersey Journal
Star Ledger