



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, MARCH 12, 2019
6:00 P.M.



Karen Fiermonte, Chairperson
Maria I. Valado, Vice-Chairperson
Commissioners:

Honorable James Davis Mayor, Juan Perez, Terrence Malloy
Michael Quintela, Mitesh R. Patel, 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., 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 January 12, 2019
V.	<u>Communications:</u> • Municipal Council resolution directing the Planning Board to conduct a preliminary investigation of property located in City Block 278, Lots 2, 3, 4 a/k/a 9 Avenue E; 13-15 Avenue E and 22-30 East 10th Street • Municipal Council resolution directing the Planning Board to conduct a preliminary investigation of property located in City Block 300.01, Lots 2 & 3 and Block 301.01, Lot 1 a/k/a Avenue A & North Street; 175 Avenue A and 219 West 5th Street. • Municipal Council resolution directing the Planning Board to reopen and amend the Redevelopment Plan (Forum) for Block 183, Lots 1 & 2.01 a/k/a/ 39-43 and 45 West 25th Street • Municipal Council resolution directing the Planning Board to prepare a Redevelopment Plan for property located in City Block 297, Lots 1 & 2 a/k/a 240 and 256 Kennedy Boulevard. • Municipal Council resolution directing the Planning Board to conduct a preliminary investigation of property located at 549-555; 563-567 Broadway and 18 West 26th Street in Block 183, Lots 15, 16, 17 • Municipal Council resolution directing the Planning Board to conduct a preliminary investigation of property located at Block 477.01, Lot 3 and Block 478, Lot 1 • Municipal Council Resolution directing the Planning Board to conduct an investigation of property located at 39 East 22nd Street in Block 206, Lot 1 to determine whether said property constitutes a non-condemnation area in need of redevelopment pursuant to the LRHL, N.J.S.A. 40A:12A-1 et seq. (P-19-008) [Mt. Carmel School] • Municipal Council resolution directing the Planning Board to reopen and amend the Redevelopment Plan entitled "Texaco Redevelopment Area" Block 332, Lots 1,2; Block 360, Lot 2; Block 373, Lots 1,2,13,14,15; Block 390, Lot 1 and RG67, Block 391, Lots 1,2; Block 511, Lots 5,6. (P-16-021) • Municipal Council resolution directing the Planning Board to prepare a redevelopment plan for Block 416, Lots 1,2 a/k/a 69 New Hook Access Road (P-17-034) • Municipal Council resolution directing the Planning Board to prepare a preliminary investigation of property located at 86 Hobart Avenue in Block 359, Lots 10.01 & 4.05 (P-19-011) • Municipal Council resolution directing the Planning Board to prepare a preliminary investigation of property located at 140 East 22nd Street in Block 464.01, Lot 6 (P-19-012) • Municipal Council resolution directing the Planning Board to prepare a preliminary investigation of property located at 120-122 West 33rd Street in Block 143, Lot 38 (P-19-013) • Municipal Council resolution directing the Planning Board to prepare a Redevelopment Plan for

	property located at 55 East 21 st Street in Block 212, Lot 13 (P-19-014)
VI.	<u>Public Hearing:</u> P-18-038 SHEHATA BESHAI – Site: 190 West 24th Street in City Block 192, Lot 36 <i>[The applicant is seeking preliminary and final major site plan approval and bulk variance relief for front yard setback to construct an off-street parking area.]</i> <i>Stephen Rose, Esq., attorney for applicant</i>
VII.	<u>Public Hearing:</u> P-17-016 MYK BUILDERS, LLC – Site: 123-125 West 12th Street in City Block 262, Lot 3 <i>[By Order of the Superior Court of New Jersey, this matter is remanded back to the Planning Board to hear testimony regarding parking stall size, lot width and lot size.]</i> <i>Paul N. Weeks, Esq., attorney for applicant</i>
VIII.	<u>Public Hearing:</u> P-18-040 EOM 554 BROADWAY URBAN RENEWAL, LLC – Site: 554-556 Broadway; 11 East 25th Street and 17-31 East 26th Street in City Block 184, Lots 5, 10 and Block 179, Lots 4, 5 & 6 <i>[The applicant is seeking preliminary and final major site plan approval to allow the construction of a seven-story mixed use building with commercial space on the first floor and 64 residential units above.]</i> <i>Michael Miceli, Esq., attorney for applicant</i>
IX.	<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>
X.	<u>Public Hearing:</u> Presentation of Preliminary Investigation of property identified as Block 278, Lot 4 (22-30 East 10 th Street), Block 278, Lot 3 (13-15 Avenue E) and Block 278, Lot 2 (9 Avenue E). (P-19-001) <i>Presentation by Suzanne Mack, PP, City Planner</i>
XI.	<u>Public Hearing:</u> Presentation of Amended and Restated Scattered Site Redevelopment Plan for Block 407, Lots 1, 2, 3 and Block 408, Lots 1, 2 (NJ Transit 34 th Street Station Redevelopment Plan) (P-13-001) <i>Presentation by Suzanne Mack, PP, City Planner</i>
XII.	<u>Public Hearing:</u> Presentation of a Redevelopment Plan for property located at 71 New Hook Access Road and 69 New Hook Access Road in City Block 416, Lots 1 & 2. (P-17-034) <i>Presentation by Suzanne Mack, PP, City Planner</i>
XIII.	<u>Adoption of Resolutions</u> • P-18-031 – 43-45 WEST 32ND, LLC – Site: 43-45 West 32nd Street in City Block 145, Lot 1 • Resolution to Municipal Council for Preliminary Investigation of Block 278, Lot 4 (22-30 East 10th Street), Block 278, Lot 3 (13-15 Avenue E) and Block 278, Lot 2 (9 Avenue E). (P-19-001)

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
Alicia Losonczy, 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