



**AGENDA**  
**REGULAR MEETING**  
**CITY OF BAYONNE**  
**PLANNING BOARD**  
**City Council Chambers**  
**630 Avenue C, Bayonne, NJ 07002**  
**TUESDAY, APRIL 9, 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

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| I.    | <b>Meeting called to order – Roll Call</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| II.   | <b>Pledge to the Flag</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| III.  | <b>Statement with regard to the Open Public Meetings Act/Sunshine Law</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| IV.   | <b><u>Adoption of Minutes:</u></b><br>Adoption of the minutes of the regular meeting held on March 12, 2019 and special meeting held on March 25, 2019.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| V.    | <b><u>Communications:</u></b> <ul style="list-style-type: none"><li>• Municipal Council resolution authorizing and directing the Planning Board to conduct an investigation of property located at 1209-1211 Kennedy Boulevard in Block 24, Lots 2 &amp; 3 to determine if said property constitutes a non-condemnation area in need of redevelopment. (<i>P-19-019</i>)</li><li>• Municipal Council resolution authorizing and directing the Planning Board to prepare a Redevelopment Plan for property located at 333-340 East 10<sup>th</sup> Street, 13-15 Avenue E &amp; 9 Avenue E in Block 278, Lots 2, 3, 4 pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12a-1 et seq. (Bayonne Pool site) (<i>P-19-001</i>)</li></ul>                                                                                                   |
| VI.   | <b><u>Public Hearing:</u></b><br><b>P-18-034 – 153 AVENUE C PARTNERS, LLC – Site 153-157 Avenue C in City Block 317, Lots 9 &amp; 10</b> [ <i>The applicant is seeking minor subdivision and preliminary and final major site plan approval with bulk variance relief to allow the construction of three new two-family homes on the subdivided lots.</i> ]<br><i>John Zucker, Esq., attorney for applicant</i>                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| VII.  | <b><u>Public Hearing:</u></b><br><b>P-19-018 AVENUE A DEVELOPMENT LLC (AMENDED APPLICATION) – Site: 99-105 Avenue A &amp; 99-105 Avenue A rear; Block 333.03, Lots 1, 2, 3 &amp; 4</b> – [ <i>The applicant is seeking an amendment to application P-17-018 filed by PSIP Avenue A, LLC for the former Best Foods property located at 99-105 Avenue A in Block 333.03, Lots 1, 2, 3, 4 to add a new access driveway to the property, change the location and size of the new warehouse/industrial building, add truck and car parking and rearrange the truck and car parking.</i> ]<br><i>Meryl A.G. Gonchar, Esq., attorney for applicant</i>                                                                                                                                                                                                        |
| VIII. | <b><u>Public Hearing:</u></b><br><b>P-19-005 – 345-347 AVENUE A URBAN RENEWAL, LLC – Site: 343-347 Avenue A in City Block 254, Lots 22 &amp; 23</b> [ <i>The applicant is seeking preliminary and final major site plan approval to allow the construction of a five-story multifamily residential building containing 31 residential units and 36 parking spaces.</i> ]<br><i>Michael Miceli, Esq., attorney for applicant</i>                                                                                                                                                                                                                                                                                                                                                                                                                        |
| IX.   | <b><u>Public Hearing (carried):</u></b><br><b>P-18-040 EOM 554 BROADWAY URBAN RENEWAL, LLC – Site: 554-556 Broadway; 11 East 25<sup>th</sup> Street and 17-31 East 26<sup>th</sup> Street in City Block 184, Lots 5, 10 and Block 179, Lots 4, 5 &amp; 6</b> [ <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> ]<br><i>Michael Miceli, Esq., attorney for applicant</i>                                                                                                                                                                                                                                                                                                          |
| X.    | <b><u>Adoption of Resolutions</u></b> <ul style="list-style-type: none"><li>• <b>P-18-038 SHEHATA BESHAI – Site: 190 West 24<sup>th</sup> Street in City Block 192, Lot 36</b></li><li>• <b>P-17-016 MYK BUILDERS, LLC – Site: 123-125 West 12<sup>th</sup> Street in City Block 262, Lot 3</b></li><li>• <b>P-18-040 EOM 554 BROADWAY URBAN RENEWAL, LLC – Site: 554-556 Broadway; 11 East 25<sup>th</sup> Street and 17-31 East 26<sup>th</sup> Street in City Block 184, Lots 5, 10 and Block 179, Lots 4, 5 &amp; 6</b></li><li>• <b>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</b></li><li>• <b>Resolution - Preliminary Investigation of property located at 39 East 22<sup>nd</sup> Street in Block 206, Lot 1</b></li></ul> |

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| cc: All members                         | Tim Boyle, Superintendent DPW                | Suzanne Mack, P.P., City Planner |
| Robert F. Sloan, Clerk                  | Robert Russo, P.E., Consulting City Engineer | Robert Zawistowski, B.E.C.       |
| Mika Apte, P.P. Consulting City Planner | Alicia Losonczy, Zoning Officer              | Robert Geisler, Police Chief     |
| Keith Weaver, Fire Chief                | Richard Bielinski, Construction Official     | Jersey Journal                   |
| Sharon Nadrowski, Council President     | Joseph Coughlin, Fire Sub-Code Official      | Star Ledger                      |
| Susan Bischoff, C.S.R.                  | BAY-TV                                       |                                  |