



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, MAY 14, 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 April 9, 2019
V.	<u>Communications:</u> - Request for extension letter from Michael Miceli, Esq., attorney for AMS Equities, LLC Site 157-163 Avenue E; Block 234, Lot 8.01; 170-180 Avenue E; Block 458, Lot 1.01; 134-140 Avenue E; Block 467, Lots 24,25,26 – regarding filing of minor subdivision deeds - Letter from Michael Miceli, Esq., attorney for application P-18-040 EOM 554 Broadway Urban Renewal, LLC requesting the matter be carried to the regular meeting of the Planning Board on July 9, 2019.
VI.	<u>Public Hearing:</u> P-18-041 SHAMIN & HUMAYOON BAIG – Site: 99-101 West 46th Street in City Block 76, Lot 9 <i>[The applicant is seeking minor subdivision approval to subdivide the property into two nonconforming lots and construct a new two-family home with bulk variances.]</i> <i>Robert P. Weinberg, Esq., attorney for applicant</i>
VII.	<u>Public Hearing:</u> P-19-015 – TFG 39-43 W 25TH URBAN RENEWAL, LLC – Site: 39-43 West 25th Street; Block 183, Lot 2.01 <i>[The applicant is seeking preliminary and final major site plan approval to construct a five-story, multifamily residential building containing forty residential units and forty parking spaces, interior amenity space and rooftop amenities.]</i> <i>Michael Miceli, Esq., attorney for applicant</i>
VIII.	<u>Public Hearing (carried):</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 (continuation of the presentation)</u> Amending and Restating of the December 2005 Scattered Site Plan for Block 37, Lot 1 (Bayer-Site) (Woodmont Properties Phase II) <i>Presentation by Suzanne Mack, PP, City Planner</i>
X.	<u>Adoption of Resolutions</u>

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
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