



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, JUNE 11, 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 special meeting held on May 1, 2019 and regular meeting held on May 14, 2019
V.	<u>Communications:</u> • Municipal Council Authorizing and Directing the Planning Board to prepare a redevelopment plan for property located at 140 East 22nd Street in Block 464.01, Lot 6 pursuant to the LRHL N.J.S.A. 40A:12A-1 et seq. (<i>P-19-012</i>) • Municipal Council Authorizing and Directing the Planning Board to prepare a redevelopment plan for property located at 70 and 86 Hobart Avenue in Block 359, Lots 10.01 and 4.05 pursuant to the LRHL N.J.S.A. 40A:12A-1 et seq. (<i>P-19-011</i>) • Municipal Council Authorizing and Directing the Planning Board to prepare a redevelopment plan for property known as West 2nd Street between Avenue A and Kennedy Boulevard (unimproved portion), which property is also identified as West 2nd Street between Block 373 and 362/510 pursuant to the LRHL N.J.S.A. 40A:12A-1 et seq. (Texaco) (<i>P-16-021</i>) • Municipal Council Authorizing and Direction the Planning Board to prepare a Redevelopment Plan for property located at 796 and 798-804 Avenue E in Block 393, Lot 19 and a portion of Lot 20 pursuant to the LRHL N.J.S.A. 40A:12A-1 et seq. (Avenue E Turnpike) (<i>P-17-008</i>) • Municipal Council Authorizing and Directing the Planning Board to conduct a preliminary investigation of property located at 1099-aa05 Avenue C and 66-68 West 54th Street in Block 34, Lots 26, 27, 28, 29 and 30 pursuant to the LRHL N.J.S.A. 40A:-12A-1 et seq. (Da Noi) (<i>P-19-023</i>)
VI.	<u>Public Hearing:</u> P-19-004 ANNETTE SKURSKY, EXECUTRIX OF THE ESTATE OF CATHERINE MARGIOTTA – Site 60, 62-64 Broadway in City Block 370, Lots 47 & 48 [<i>The applicant is seeking minor subdivision approval to reconfigure the dimension of the two adjoining lots so as to increase the size of the 60 Broadway lot and decrease the size of the 62-62 Broadway lot.</i> <i>Christopher D. Vitale, Esq., attorney for applicant</i>
VII.	<u>Public Hearing:</u> P-18-021 JOHN AND MARYAN, LLC – Site: 39-43 Evergreen Street in City Block 320, Lot 3 [<i>The applicant is seeking minor subdivision approval along with preliminary and final major site plan approval and bulk variance relief to construct three new two-family homes on each newly subdivided lot.</i> <i>John Zucker, Esq., attorney for applicant</i>
VIII.	<u>Public Hearing:</u> P-18-022 JOHN AND MARYAN, LLC – Site 43-45 West 21st Street in City Block 210, Lots 1, 2 & 3 [<i>The applicant is seeking minor subdivision approval along with preliminary and final major site plan approval and bulk variance relief to construct two new two-family homes on the newly subdivided lots.</i> <i>John Zucker, Esq., attorney for applicant</i>
IX.	<u>Public Hearing:</u> P-18-034 – 153 AVENUE C PARTNERS, LLC – Site 153-157 Avenue C in City Block 317, Lots 9 & 10 [<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> <i>John Zucker, Esq., attorney for applicant</i>
X.	<u>Public Hearing:</u> Amendment to 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) <i>Presentation by Suzanne Mack, PP, City Planner</i>
XI.	<u>Public Hearing:</u> Amended and Restated Scattered Site Redevelopment Plan for Block 393, Lots 19 and a portion of the Gas Station site in Block 393, Lots 16,17,18,19,20 & 21 <i>Presentation by Suzanne Mack, PP, City Planner</i>
X.	<u>Adoption of Resolutions</u> • P-18-041 SHAMIN & HUMAYOON BAIG – Site: 99-101 West 46th Street in City Block 76, Lot 9 • P-19-015 - 39-43 W 25TH URBAN RENEWAL, LLC – Site: 39-43 West 25th Street; Block 183, Lot 2.01 • 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

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