



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, JULY 09, 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 June 11, 2019
V.	<u>Communications:</u> Municipal Council Resolution authorizing and directing the Planning Board to reopen and amend the redevelopment plan for property located at 554-556 Broadway and 11 East 25 th Street in City Block 184, Lots 10 and 5
VI.	<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>
VII.	<u>Public Hearing:</u> P-19-016 TFG 115-117 W 2ND STREET URBAN RENEWAL, LLC – Site: 115-117 West 2nd Street in City Block 365, Lot 9 <i>The applicant is seeking preliminary and final major site plan approval and bulk variance relief to construct a four-story multifamily residential building with twelve residential units and 14 parking spaces.]</i> <i>Michael Miceli, Esq., attorney for applicant</i>
VIII.	<u>Public Hearing:</u> P-19-017 ROBERT & ALBERT DWECK, INC. – Site: 472 Broadway in City Block 211, Lot 11 <i>[The applicant is seeking preliminary and final major site plan approval and bulk variance relief to construct a two-bedroom apartment on the second floor of the existing building.]</i> <i>Stephen S. Rose, Esq., attorney for applicant</i>
IX.	<u>Public Hearing:</u> Presentation of Redevelopment Plan for 9 Avenue E, 13-15 Avenue E and 22 East 19 th Street in City Block 278, Lots 2, 3 & 4 respectively. <i>(P-19-001)</i> <i>Presentation by Malvika Apte, PP, consulting City Planner</i>
X.	<u>Public Hearing:</u> Presentation of Preliminary Investigation as a Non-condemnation area in need of redevelopment pursuant to N.J.S.A. 40A:12A-1 for property located at 175 Avenue a and 159 to 161 Avenue A in City Block 300.01, Lots 2 and 3 and Block 301.03, Lots 2 and 3 <i>(P-19-002)</i> <i>Presentation by Suzanne Mack, PP, City Planner</i>
	<u>Adoption of Resolutions</u> P-18-034 – 153 AVENUE C PARTNERS, LLC – Site 153-157 Avenue C in City Block 317, Lots 9 & 10 (Denial) P-19-004 ANNETTE SKURSKY, ESECUTRIX OF THE ESTATE OF CATHERINE MARGIOTTA – Site 60, 62-64 Broadway in City Block 370, Lots 47 & 48 Resolution - Redevelopment Plan for 9 Avenue E, 13-15 Avenue E and 22 East 19th Street in City Block 278, Lots 2, 3 & 4 Resolution - Preliminary Investigation as a Non-condemnation area in need of redevelopment pursuant to N.J.S.A. 40A:12A-1 for property located at 175 Avenue a and 159 to 161 Avenue A in City Block 300.01, Lots 2 and 3 and Block 301.03, Lots 2 and 3

cc: All members Madelene Medina, City 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
--	---	---