



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, AUGUST 13, 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 July 9, 2019
V.	<u>Communications:</u> • Municipal Council Resolution Authorizing and Directing the Planning Board to conduct a preliminary investigation to determine whether property known as 159-161 Avenue A and 219 West 5th Street located in Block 301.03, Lots 2 & 3 and Block 301.01, Lots 1 and 6, respectively, constitute non-condemnation areas in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12-1 et seq. (P-19-026) • Municipal Council Resolution reauthorizing and redirecting the Planning Board to conduct a preliminary investigation to determine whether to include additional property identified as East 25th Street right-of-way in the redevelopment area that consists of Block 441, Lot 10 and to reopen and amend the Redevelopment Plan (117-121 Prospect Avenue) [P-17-039] • Municipal Council resolution directing the Planning Board to prepare and amend the redevelopment plan for property located at 797-811 Avenue E in Block 54, Lot 11 pursuant to the LRHL, N.J.S.A. 40A:12A-1 et seq. (P-10-001 subfolder) • Municipal Council Resolution Directing the Planning Board to conduct a preliminary investigation to determine whether property located at Block 478, Lots 1.01, 2 & 2.01 and Block 479, Lot 1 and Block 481, Lots 1, 2, 4 & 5.02 constitute non-condemnation area in need of redevelopment pursuant to LRHL N.J.S.A. 40:12A-1 et seq. (P-19-028) • Municipal Council Resolution directing the Planning Board to reopen and amend the redevelopment for property located at Block 830, Lots 1.05 & 1.06 and a portion of Lot 1 pursuant to the LRHL, N.J.S.A. 40A:12A-1 et seq. (P-17-012 – Bayonne Bay East)
VI.	<u>Public Hearing:</u> Presentation of a Preliminary Investigation to determine whether property located at 21 East 22 nd Street in City Block 206, Lot 1 constitutes a non-condemnation area in need of redevelopment pursuant to N.J.S.A. 40A:12A-1 et seq. of the Local Redevelopment and Housing Law. (P-19-008) <i>Presentation by Malvika Apte, PP, Consulting City Planner</i>
VII.	<u>Public Hearing:</u> Presentation of a Preliminary Investigation to determine whether property identified as East 25 th Street Right-of-Way in City Block 441, Lot 10 constitutes a non-condemnation are in need of redevelopment pursuant to N.J.S.A. 40A:12A-1 et seq. of the Local Redevelopment and Housing Law. (P-17-039) <i>Presentation by Malvika Apte, PP, Consulting City Planner</i>
VIII.	<u>Public Hearing:</u> Presentation of a Redevelopment Plan for property located in Block 194, Lots 1 and 2 known as 87-97 West 23 rd Street and 65-85 West 23 rd Street, respectively. (P-18-018 former Assumption Church and School Site) <i>Presentation by Malvika Apte, PP, Consulting City Planner</i>
IX.	<u>Adoption of Resolutions</u> • P-19-016 <u>TFG 115-117 W 2ND STREET URBAN RENEWAL, LLC</u> – Site: 115-117 West 2nd Street in City Block 365, Lot 9 • P-19-017 <u>ROBERT & ALBERT DWECK, INC.</u> – Site: 472 Broadway in City Block 211, Lot 1 • P-19-008 Resolution for <u>Preliminary Investigation</u> to determine whether property located at 21 East 22nd Street in City Block 206, Lot 1 • P-17-039 Resolution for <u>Preliminary Investigation</u> to determine whether property identified as East 25th Street Right-of-Way in City Block 441, Lot 10 • P-18-018 Resolution for <u>Redevelopment Plan</u> for property located in Block 194, Lots 1 and 2 known as 87-97 West 23rd Street and 65-85 West 23rd Street, respectively

cc: All members
Madelene Medina, 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