



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, NOVEMBER 12, 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, Friday Mathews Jr.

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 October 8, 2019
V.	<u>Communications:</u> - Letter from Andrew Raichle, PE, Matrix New World Engineering, Inc., regarding “interim/temporary use request determination, proposed truck chassis maintenance yard at portions of Harbor Station South and Harbor Station North in City block 660, Lot 1; Block 751, Lots 1.07, 1.09, 1.10, 1.11, 1.14, 1.15 & 1.16 and a portion of mapped rights-of-way.” - Municipal Council Resolution authorizing and directing the Planning Board to conduct a preliminary investigation to determine whether property located at 108; 104-106; 94-102 East 21st Street in Block 457.01, Lots 2,3,4,&5 constitute a non-condemnation area in need of redevelopment pursuant to the LRHL N.J.S.A. 40A:12A-1 et seq. [Sampson Tank] (P-19-036) - Municipal Council Resolution authorizing and directing the Planning Board to conduct a preliminary investigation to determine whether property located at 196-200 Avenue E in City Block 458, Lots 7, 8, 9 constitutes a non-condemnation area in need of redevelopment pursuant to the LRHL N.J.S.A. 40A:12A-1 et seq. (P-19-037)
VI.	<u>Public Hearing: (Court Ordered Remand)</u> P-19-034 SUN MEN YAU – Site: 448 Avenue E in City Block 409, Lot 12 [By remand ordered by the Superior Court dated May 29, 2018, the applicant is returning to the Board seeking preliminary and final major site plan approval bulk variance relief to allow the construction of a four-family home.] <i>Paul Weeks, Esq., attorney for applicant</i>
VII.	<u>Public Hearing:</u> P-19-020 JOHN MARYAN, LLC – Site 42-46 West 36th Street in City Block 126, Lot 37 [The applicant is seeking minor subdivision approval to subdivide the lot into three non-conforming lots and preliminary and final major site plan approval to construct three new two-family homes on the newly subdivided lots.] <i>John Zucker, Esq., attorney for applicant</i>
VIII.	<u>Public Hearing:</u> Presentation of preliminary investigation of property located at 108; 104-106; 94-102 East 21 st Street in Block 457.01, Lots 2,3,4,&5 on the official Tax Map of the City of Bayonne. (P-19-036) <i>Presentation by Suzanne Mack, PP, City Planner</i>
IX.	<u>Public Hearing:</u> Presentation of preliminary investigation of property located at Block 457.01, Lots 6, 7, 7.01, 8, 8.01, 9 & 10 and Block 457.02, Lots 1, 2, 7 & 8 on the official Tax Map of the City of Bayonne. (P-19-041)
X.	<u>Public Hearing:</u> Presentation of preliminary investigation of property located at 196-200 Avenue E in City Block 458, Lots 7, 8, 9 on the official Tax Map of the City of Bayonne. (P-19-037) <i>Presentation by Suzanne Mack, PP, City Planner</i>
XI.	<u>Public Hearing:</u> Presentation of preliminary investigation of property located at 219 West 5 th Street (Nacirema) in City Block 301.01, Lot 1 on the official Tax Map of the City of Bayonne. (P-19-040) <i>Presentation by Suzanne Mack, PP, City Planner</i>
XII.	<u>Adoption of Resolutions</u>

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
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