



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, DECEMBER 10, 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 November 12, 2019
V.	<u>Communications:</u> - Municipal Council Resolution directing the Planning Board to conduct a preliminary investigation to determine whether property located at 44 & 46 Hook Road in City Block 427, Lots 2 & 4 constitute non-condemnation areas in need of redevelopment pursuant to the LRH Law N.J.S.A. 40A:12A-1 et seq. (<i>P-19-042</i>) - Letter request from Robert A. Verdibello, Esq., attorney for project P-18-002 Angelo Del Russo & Robert M. Kaye (former St. Joseph's property) at 306-322 Avenue E and 317 Avenue E for a one year extension for both the preliminary and final major site plan approval and the minor subdivision approval through June 21, 2020
	<u>BOARD REORGANIZATION:</u> A. Election of Officers B. Appointment of Board Personnel C. Adoption of 2020 Calendar
VI.	<u>Public Hearing:</u> P-19-033 – 211-217 BROADWAY, LLC – Site: 211-217 Broadway in City Block 305, Lot 20 [<i>The applicant is seeking preliminary and major site plan approval to construct an eight-story apartment building with 49 residential units.</i>] <i>Paul Kapish, 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 [<i>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>] <i>John Zucker, Esq., attorney for applicant</i>
VIII.	<u>Public Hearing:</u> Presentation of Preliminary Investigation for property located at 103—143 East 22 nd Street; 43-75 Mechanic Street; 101 East 22 nd Street; East 22 nd Street; 105-109 East 21 st Street and 128 east 22 nd Street in City Block 451, Lots 1.01, 2.03 and 2.05; Block 450, Lots 7 and 8; Block 457.01, Lot 7 and Block 457.02, Lot 4 (<i>P-19-041</i>)
	<u>Public Hearing:</u> Presentation of Amended Redevelopment Plan for 130-134 Avenue F, East 23 rd Street 37, 39 and 41 Mechanic Street in Block 450, Lots 1, 10.01, 10.02, 22, 23 and 24 (<i>P-17-037</i>) <i>Presentation by Suzanne Mack, PP, City Planner</i>
	<u>Public Hearing:</u> Presentation of Amended Redevelopment Plan for Avenue F between East 23 rd & 24 th Streets in City Block 445, Lot 1.01 (<i>P-16-023</i>) <i>Presentation by Suzanne Mack, PP, City Planner</i>
	<u>Public Hearing:</u> Presentation of Amended Redevelopment Plan for Ken's Marine in City Block 451, Lots 1.01 and 2.05 (<i>P-13-010</i>) <i>Presentation by Suzanne Mack, PP, City Planner</i>
	<u>Public Hearing:</u> Presentation of Amended Bayonne Bay East Redevelopment Plan for property located at Block 830, Lots 1.05, 1.06 and 1.07 and portions of Memorial Boulevard. (<i>P-15-032</i>) <i>Presentation by Suzanne Mack, PP, City Planner</i>
X.	<u>Adoption of Resolutions</u> P-19-034 SUN MEN YAU – Site: 448 Avenue E in City Block 409, Lot 12

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