



**AGENDA**  
**REGULAR MEETING**  
**CITY OF BAYONNE**  
**PLANNING BOARD**  
**City Council Chambers**  
**630 Avenue C, Bayonne, NJ 07002**  
**TUESDAY, SEPTEMBER 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**

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

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| 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.   | <b><u>Adoption of Minutes:</u></b><br>Adoption of the minutes of the regular meeting held on August 13, 2019                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| V.    | <b><u>Communications:</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| VI.   | <b><u>Public Hearing:</u></b><br><b>P-19-025 – RAMEZ NASHED – Site: 150 Avenue F in Block 450, Lot 17</b> <i>[The applicant is seeking preliminary and final major site plan approval and bulk variance relief to allow the conversion of a two-family home to a three-family home.]</i><br><br><i>Christopher Vitale, Esq., attorney for applicant</i>                                                                                                                                                                                                                                                                                  |
| VII.  | <b><u>Public Hearing:</u></b><br><b>P-18-021 JOHN AND MARYAN, LLC – Site: 39-43 Evergreen Street in City Block 320, Lot 3</b> <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><br><br><i>John Zucker, Esq., attorney for applicant</i>                                                                                                                                                                                                                              |
| VIII. | <b><u>Public Hearing:</u></b><br><b>P-18-022 JOHN AND MARYAN, LLC – Site 43-45 West 21<sup>st</sup> Street in City Block 210, Lots 1, 2 &amp; 3</b> <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><br><br><i>John Zucker, Esq., attorney for applicant</i>                                                                                                                                                                                                          |
| IX.   | <b><u>Public Hearing:</u></b><br><b>P-19-022 MAHALAXMI FLAGSHIP, LLC – Site Harbor Station South Redevelopment Area; Block 751, Lots 1.04, 1.06, 1.07, 1.08, 1.09, 1.10, 1.11, 1.12, 1.13, 1.14, 1.15 &amp; 1.16</b> <i>[The applicant is seeking General Development Plan (GDP) approval pursuant to N.J.S.A. 40:55-D-45 and 45.1 with a vesting of no less than 15 years for a proposed mixed use development that will consist of multiple buildings featuring a new 218 Key premium hotel, 80,906 square feet of retail space and 4,500 residential housing units.]</i><br><br><i>Patrick McNamara, Esq., attorney for applicant</i> |
| X.    | <b><u>Public Hearing:</u></b><br>Presentation of Preliminary Investigation to determine whether property located at 1207 and 1209-1211 Kennedy Boulevard in City Block 24, Lots 2 and 3 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-19-019)                                                                                                                                                                                                                                                                                       |
| XI.   | <b><u>Adoption of Resolutions</u></b><br>•                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

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| cc: All members<br>Robert F. Sloan, Clerk<br>Mika Apte, P.P. Consulting City Planner<br>Keith Weaver, Fire Chief<br>Sharon Nadrowski, Council President<br>Susan Bischoff, C.S.R. | Tim Boyle, Superintendent DPW<br>Robert Russo, P.E., Consulting City Engineer<br>Alicia Losonczy, Zoning Officer<br>Richard Bielinski, Construction Official<br>Joseph Coughlin, Fire Sub-Code Official<br>BAY-TV | Suzanne Mack, P.P., City Planner<br>Robert Zawistowski, B.E.C.<br>Robert Geisler, Police Chief<br>Jersey Journal<br>Star Ledger |
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