



**AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, MARCH 10, 2020
6:00 P.M.**



Karen Fiermonte, Chairperson
Maria I. Valado, Vice-Chairperson
Commissioners:
Honorable James Davis Mayor, Sharon Nadrowski, 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 February 11, 2020
V.	<u>Communications:</u> • Municipal Council Resolution authorizing and directing the Planning Board to prepare a Redevelopment Plan for property located at 196A Avenue E, 196-198 Avenue E and 200 Avenue E in City Block 458, Lots 7, 8 and 9 respectively, pursuant to the LRHL N.J.S.A. 40A:12A-1 et seq. (P-19-037). • Municipal Council Resolution authorizing and directing the Planning Board to prepare a Redevelopment Plan for property located at 108, 104-106 and 94-102 Avenue F and 101 East 21st Street in City Block 457.01, Lots 2, 3, 4 and 5 respectively, pursuant to the LRHL N.J.S.A. 40A:12A-1 et seq. (P-19-041) • Municipal Council Resolution authorizing and directing the Planning Board to prepare a Redevelopment Plan for property located at 219 West 5th Street in City Block 301.01, Lot 1, pursuant to the LRHL N.J.S.A. 40A:12A-1 et seq. (P-19-040) • Municipal Council Resolution authorizing and directing the Planning Board to prepare a Redevelopment Plan for property located 1207 and 1209-1211 John F. Kennedy Boulevard in City Block 24, Lots 2 & 3, respectively, pursuant to the LRHL N.J.S.A. 40A:12A-1 et seq. (P19-019) • Municipal Council Resolution authorizing and directing the Planning Board or conduct a preliminary investigation for property located at 11-23 West 47th Street, 973-975, 979, 983-87 Broadway and 32 West 48th Street in City Block 70, Lots 19, 20, 21.01, 23 and 24 to determine whether the properties constitute non-condemnation areas in need of redevelopment pursuant to the LRHL, N.J.S.A. 40A:12A-1 et seq. (P-20-006) • Municipal Council Resolution authorizing and directing the Planning Board or conduct a preliminary investigation for property located at 21, 19 and 17 West 46th Street, 12, 14, 16 20 and 24 West 47th Street in City Block 77, Lots 13, 14, 15, 27, 28, 29 and 30, respectively, to determine whether the properties constitute non-condemnation areas in need of redevelopment pursuant to the LRHL, N.J.S.A. 40A:12A-1 et seq. (P-20-007). • Municipal Council Resolution authorizing and directing the Planning Board or conduct a preliminary investigation for property located at 48-52 New Hook Road in Block 427, Lots 1 & 2 constitute a non-condemnation area in need of redevelopment pursuant to the LRHL N.J.S.A. 40A:12A-1 et seq. (P-20-009)

VI.	<u>Public Hearing:</u> Municipal Council request for the Planning Board to review and take action on a proposed Ordinance amending and supplementing the general Ordinances of the City of Bayonne, Chapter 35 Zoning Regulations related to the property located at 423 Avenue E, 525-427 Avenue E, 407-421 Avenue, 408-422 Avenue E and 636-644 Broadway a/k/a City Block 159, Lots 14 and 15; Block 164, Lot 5.01; Block 420.02, Lot 2.01 zoning regulations to adopt zoning that services the present hospital use for Bayonne Hospital and maintains and supports future growth and development of medical facilities by creating a hospital district. (P-20-010) <i>Presentation by Malvika Apte, PP, consulting City Planner</i>
VII.	<u>Public Hearing:</u> P-19-045 – 746 AVE E BAYONNE URBAN RENEWAL, LLC – Site 736-742 Avenue E in City Block 393, Lots 3, 4 & 5 <i>[The applicant is seeking preliminary and final major site plan approval to construct a seven-story multifamily residential building with 82 onsite parking spaces.]</i> <i>Michael Miceli, Esq., attorney for applicant</i>
VIII.	<u>Public Hearing (continuation):</u> P-19-032 ALLAN and JOANNE McLEOD – Site: 282-284 and 286-288 Broadway in City Block 259. Lots 1. 2. 12 & 13 <i>[The applicants are seeking preliminary and final major site plan approval to construct a ten-story mixed use building with 151 residential units and ground floor retail space.]</i> <i>Christopher Vitale, Esq., attorney for applicant</i>
IX.	<u>Adoption of Resolutions</u> • P-19-035 – EOM 90 AVE E URBAN RENEWAL, LLC – Site: 90-100 & 100.5-102 Avenue E in City Block 467, Lots 8 & 9 • P-20-011 City of Bayonne – Minor Subdivision of property located within the Harbor Station North Redevelopment District in Block 641, Lot 1

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