



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, OCTOBER 13, 2020
6:00 P.M.



Karen Fiermonte, Chairperson
Maria I. Valado, Vice-Chairperson
Commissioners:
Honorable James Davis Mayor, Sharon Nadrowski, Secretary
Commissioners Michael Quintela, Mitesh R. Patel, George Becker
Friday Mathews Jr., Demyana Youssef

Richard N. Campisano, Esq., Board Counsel
Alicia Losonczy, Planning / Zoning Board of Adjustment Secretary
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 September 8, 2020
V.	<u>Communications:</u> • Municipal Council Resolution authorizing and directing the Planning Board to conduct a preliminary investigation for property at the Caschem site located in City Block 360, Lot 1; Block 332, Lots 2, 2.01, 4 and 5; Block 361, Lot 12; and Block 362, Lot 3 to determine whether said property constitutes a non-condemnation area in need of redevelopment pursuant to the local redevelopment and housing law, N.J.S.A. 40A:12A-1 et seq. • Request from Mark Venice for a two year extension to begin construction on project P-17-019 Vencon Developers, LLC – Site: 1-3 Meadow Street; Block 460, Lots 1 and 2
VI.	<u>Public Hearing:</u> Presentation of an Amended and Restated Redevelopment Plan for the Texaco Redevelopment Plan for the property identified as Block 332, Lot 3; Block 360, Lot 2, Block 373, Lots 1, 2, 13, 14 and 15; Block 390, lots 1, RG 67; Block 391, Lots 1 and 2 and Block 511, Lots 5 and 6 as shown on the official tax map of the City of Bayonne pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. <i>(Texaco) (P-16-021)</i> <i>Presentation by Malvika Apte, PP, consulting City Planner</i>
VII.	<u>Public Hearing:</u> P-20-020 BAYONNE EQUITIES BII URBAN RENEWAL, LLC, Site: 9-11 West 12th Street and 281, 283-287 and 289 Broadway in City Block 264, Lots 15, 16, 17 & 18 <i>[Proposed 10-story mixed-use development consisting of 116 residential units, 118 parking spaces, retail and rooftop amenities with indoor pool.]</i> <i>Michael Miceli, Esq., attorney for applicant</i>
VIII.	<u>Public Hearing:</u> P-20-024 RAMON VELOZ, Site: 399 Broadway in City Block 231, Lot 25 <i>[The applicant is seeking preliminary and final major site plan approval and bulk variance relief to construct a 611 square foot addition in the rear yard to the existing single story commercial building for expansion of the current office use.]</i> <i>Paul Weeks, Esq., attorney for applicant</i>
IX.	<u>Public Hearing:</u> Presentation of an Amended and Restated Redevelopment Plan for Silk Lofts Redevelopment Plan for the property located at 122 Avenue E, 124 Avenue E, 126 Avenue E, 126½ Avenue E, 128 Avenue E, 130 Avenue E, 132 Avenue E, 134-136 Avenue E, 138 Avenue E, 140 Avenue E, 165 Avenue E, 167 Avenue E, 169 Avenue E, 170-180 Avenue and 157-163 Avenue E which property is identified as Block 467, Lot 17,18,19,29,21,22,23,24,25 & 26, Block 234, Lots 8.01, 11, 12 & 13 and Block 458, Lots 1 & 1.01, as shown on the official tax map of the City of Bayonne pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. <i>(Silk Lofts) (P-17-011)</i> <i>Presentation by Malvika Apte, PP, consulting City Planner</i>
X.	<u>Adoption of Resolutions</u> • P-20-017 SIXTH WAVE LOGISTICS – Site: 71 New Hook Road in City Block 416, Lot 1 • P-20-019 – 17 AVENUE E URBAN RENEWAL, LLC – Site: 17 Avenue E in City Block 278, Lot 2 – 4 • P-20-022 BCP, LLC– Site: 2nd Street off Avenue A in City Block 362 • P-20-023 BCP, LLC – Site: 796 and 798-804 Avenue E in City Block 393, Lots 19 and 20 • P-17-019 Vencon Developers, LLC – Site: 1-3 Meadow Street in Block 460, Lots 1 and 2

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
Robert Russo, P.E., Consulting City Engineer
Tracey Tuohy, Acting 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