



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
MONDAY, NOVEMBER 9, 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 October 13, 2020
V.	<u>Communications:</u> - Letter from Paul Weeks, Esq., attorney for applicant, for P-17-041 419 BROADWAY, LLC – Site 419 Broadway; Block 225, Lot 22, requesting a one-year extension within which to begin construction - Municipal Council Resolution Number 20-10-21-044 authorizing the designation and transfer of the Redevelopment Agreement from McDonald's Corp to McDonald's Real Estate Company for the property located at 537-543 Broadway, which is identified as Block 189, Lot 24 as shown on the official Tax Map of the City of Bayonne for the Redevelopment of such property in accordance with the Redevelopment Plan (McDonald's) - Department of Community Affairs adopted a remote meetings protocol for local public bodies during the declared emergency
VI.	<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>
VII.	<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>
VIII.	<u>Public Hearing:</u> Presentation of a Redevelopment Plan for the property located at 17, 19, 21 West 46 th Street, 12, 14, 16, 20, 22, 24 West 47 th Street in City Block 77, Lots 13, 14, 15, 27, 28, 29 and 30 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>(Resnicks-Phase II) (P-20-007)</i> <i>Presentation by Malvika Apte, PP, consulting City Planner</i>
IX.	<u>Public Hearing:</u> Presentation of a Non-condemnation Area in Need of Redevelopment Study for property located at 7 and 9 Cottage Street and 218-222 Broadway in City Block 319, Lots 1.01, 1.02 and 26 to determine whether said property constitutes a non-condemnation area in need of redevelopment, pursuant to the LRHL, N.J.S.A. 40A:12A-1 et seq. <i>(Delta Gas Station) (P-20-021)</i> <i>Presentation by Suzanne Mack, City Planner</i>
X.	<u>Public Hearing:</u> Presentation of a Non-condemnation Area in Need of Redevelopment Study for property 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 LRHL, N.J.S.A. 40A:12A-1 et seq. <i>(Caschem) (P-20-028)</i> <i>Presentation by Suzanne Mack, City Planner</i>
XI.	<u>Public Hearing:</u> Presentation of a Non-condemnation Area in Need of Redevelopment Study for property located at 7 and 9 New Hook Road in city Block 479, Lot 1 and Block 481, Lot 5.02 to determine whether said property constitutes a non-condemnation area in need of redevelopment, pursuant to the LRHL, N.J.S.A. 40A:12A-1 et seq. <i>(PDQ Plastics) (P-20-030)</i> <i>Presentation by Suzanne Mack, City Planner</i>

XII.	<u>Adoption of Resolutions</u> • BAYONNE PLANNING BOARD – RESOLUTION ESTABLISHING STANDARD PROTOCOLS FOR REMOTE PUBLIC MEETINGS HELD DURING A GOVERNOR-DECLARED EMERGENCY • P-20-026 John & Maryan, LLC – Site:42-46 West 36th Street in City Block 126, Lot 37 • P-17-041 - 419 BROADWAY, LLC – Site 419 Broadway in City Block 225, Lot 22 • P-20-007 – (<i>Resnicks - Phase II</i>) 17, 19, 21 West 46th Street, 12, 14, 16, 20, 22, 24 West 47th Street in City Block 77, Lots 13, 14, 15, 27, 28, 29 and 30 • P-20-021 – (<i>Delta Gas Station</i>) 7-9 Cottage Street and 218-222 Broadway in City Block 319, Lots 1.01, 1.02 and 26 • P-20-028 – (<i>Caschem</i>) City Block 360, Lot 1, Block 332, Lots 2, 2.01 4 and 5; Block 361, Lot 12 and Block 362, Lot 3 • P-20-030 – (<i>PDQ Plastics</i>) 7 and 9 New Hook Road in City Block 479, Lot 1 and Block 481, Lot 5.02
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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