



**PLANNING BOARD
CITY OF BAYONNE
MINUTES OF REGULAR MEETING
FEBRUARY 14, 2017**

A regular meeting of the City of Bayonne Planning Board was held on Tuesday, February 14, 2017 in the Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey.

Vice-Chairperson Fiermonte called the meeting to order at 6:12 p.m. and led all in the Pledge of Allegiance to the Flag. Vice-Chairperson Fiermonte advised that the Board has complied with the Open Public Meetings Act/Sunshine Law.

Secretary Marsella called the roll. Present at the meeting were, Vice-Chairperson Fiermonte, Commissioners Perez, Marsella, Malloy, Quintela, Lawandy and Becker. Chairman Garelick and Mayor Davis were absent.

Also present were Richard N. Campisano, Esq., Board Counsel and Lillian Glazewski, Land Use Administrator.

Adoption of Minutes

Commissioner Perez made a motion to adopt the minutes of the regular meeting held on January 10, 2017 and Commissioner Marsella seconded the motion. A unanimous vote of eligible members followed

Public Hearing:

Presentation of Preliminary Investigation Area in Need of Redevelopment for property located at 317 Avenue E, Block 191, Lot 5.02; 306-314 Avenue E, Block 440, Lots 3 and 5 and 316-322 Avenue E; Block 440

Presentation by: Suzanne Mack, PP, AICP, CTP, City Planner

Board questions:

There were no questions from the Board.

Audience questions / comments:

There were no questions or comments from the general public

Commissioner Marsella made a motion to send a recommendation to the Municipal Council to adopt the redevelopment investigation and Commissioner Perez seconded the motion. A unanimous vote followed.

Public Hearing:

Presentation of a Redevelopment Plan for the former Best Foods site located at Avenue A in City Block 310, Lots 1 – 13; Block 311.01, Lot 1; Block 333.01, Lots 106; Block 333.02, Lot 1 and Block 301.01, Lot 7

Presentation by: Peter Van den Kooy, P.P., A.I.C.P. of Matrix New World Engineering.

Board questions:

There were no questions from the Board.

Audience questions / comments:

There were no questions or comments from the general public

Commissioner Perez made a motion to send a recommendation to the Municipal Council to adopt the redevelopment investigation and Commissioner Malloy seconded the motion. A unanimous vote followed.

Public Hearing:

Presentation of Amended and Restated Scattered Site Redevelopment Plan for property located at 477 Broadway, Block 204, Lot 2; 479-481 Broadway, Block 204, Lot 3 and 19-25 West 22nd Street, Block 203, Lot 4

Presentation by: Suzanne Mack, PP, AICP, CTP, City Planner

Board questions:

Commissioner Malloy asked Ms. Mack to clarify the use of the parking lot that was mentioned in her presentation.

Audience questions / comments:

There were no questions or comments from the general public

Commissioner Marsella made a motion to send a recommendation to the Municipal Council to adopt the redevelopment investigation and Commissioner Perez seconded the motion. A unanimous vote followed.

Adoption of Resolutions

- P-16-032 RSB HOLDINGS, LLC – Site 424 Avenue E in City Block 409, Lot 1
 - Commissioner Marsella made a motion to approve the resolution and Commissioner Perez seconded the motion. A unanimous vote followed.
- P-16-042 FIRST DEVELOPERS, LLC – Site: 295 Broadway in City Block 264, Lot 21
 - Commissioner Marsella made a motion to approve the resolution and Commissioner Perez seconded the motion. A unanimous vote followed.
- P-16-044 NORTH STREET PROPERTIES, LLC – Site: 105.5 North Street in City Block 295, Lots 16 & 17
 - Commissioner Perez made a motion to approve the resolution and Commissioner Marsella seconded the motion. A unanimous vote followed.
- P-16-043 MIROSLAW SLOWIKOWSKI – Site: 83 Prospect Avenue in City Block 447, Lot 12.04
 - Commissioner Marsella made a motion to approve the resolution and Commissioner Perez seconded the motion. A unanimous vote followed.
- Redevelopment Investigation for property located at 317 Avenue E, Block 191, Lot 5.02; 306-314 Avenue E, Block 440, Lots 3 and 5 and 316-322 Avenue E; Block 440
 - Commissioner Marsella made a motion to approve the resolution and Commissioner Perez seconded the motion. A unanimous vote followed.

- Redevelopment Plan for property located at Avenue A in City Block 310, Lots 1-13; Block 311.01, Lot 1; Block 333.01, Lots 1-6; Block 333.02, Lot 1 and Block 301.01, Lot 7
 - Commissioner Marsella made a motion to approve the resolution and Commissioner Malloy seconded the motion. A unanimous vote followed.
- Amended and Restated Scattered Site Redevelopment Plan for property located at 477 Broadway, Block 204, Lot 2; 479-481 Broadway, Block 204, Lot 3 and 19-25 West 22nd Street, Block 203, Lot 4
 - Commissioner Marsella made a motion to approve the resolution and Commissioner Malloy seconded the motion. A unanimous vote followed.

A motion was made to close the meeting at 6:55 p.m.

Susan Bischoff, Certified Shorthand Reporter, 449 Columbia Boulevard, Wood-Ridge, NJ 07075 took a transcript of the meeting.

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