



**PLANNING BOARD
CITY OF BAYONNE
MINUTES OF REGULAR MEETING
JULY 10, 2018**

A regular meeting of the City of Bayonne Planning Board was held on Tuesday, July 10, 2018 in the Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey.

Karen Fiermonte, Chairperson called the meeting to order at 6:15 p.m. and led all in the Pledge of Allegiance to the Flag. Chairperson Fiermonte advised that the Board has complied with the Open Public Meetings Act/Sunshine Law.

Commissioner Malloy called the roll. Present at the meeting were, Chairperson Fiermonte and Commissioners, Malloy, Valado, Musharbash, Perez, Quintela, Becker and Mayoral Designee Sebik. Commissioner Lawandy and Mayor Davis were absent.

Also present were Richard N. Campisano, Esq., Board Counsel and Suzanne Mack, PP, City Planner.

Adoption of Minutes

Commissioner Valado made a motion to adopt the minutes of the regular meeting held on June 12, 2018 and Commissioner Sebik seconded the motion. A unanimous vote of eligible members followed.

Communications:

- Municipal Council Resolution authorizing and directing the Planning Board to a preliminary investigation to determine whether property located at 19; 21 and 23 West 5th Street in City Block 330, Lots 3, 4 and 5 constitute a non-condemnation are in need of

redevelopment. The Council also authorizes and directs the Planning Board to amend and expand the redevelopment plan for said property pursuant to the LRHL N.J.S.A. 40A:12A-1 et seq.

- Municipal Council Resolution authorizing and directing the Planning Board to amend and expand the redevelopment plan for property located at 415-423 Avenue C in City Block 230, Lot 18.01.

Public Hearing:

Presentation of Bayonne Bay East Redevelopment Plan located in City Block 830, Lot 1 (*P-17-012*)

Presentation by Suzanne Mack, PP, City Planner.

Commissioner Sebik questioned Ms. Mack. Commissioner Valado made a motion to make a recommendation to the City Council to adopt the Redevelopment Plan and Commissioner Sebik seconded the motion. A unanimous vote followed.

Public Hearing:

Presentation of Amendment to Harbor Station South Redevelopment Plan for the Peninsula at Bayonne Harbor known as Block 700, Lot 1; Block 720, Lot 1; Block 730, Lot 1; Block 731, Lot 1; Block 751, Lot 1 Block 770, Lot 1; Block 780, Lot 1; Block 790, Lot 1 and Block 730, Lot 2. (*P-15-033*)

Presentation by Suzanne Mack, PP, City Planner with testimony for Mr. Gupta.

Commissioner Valado made a motion to make a recommendation to the City Council to adopt the Amendment to the Redevelopment Plan and Commissioner Malloy seconded the motion. A unanimous vote followed.

Public Hearing:

Presentation of Preliminary Investigation for property located at 211-217 Broadway in City Block 305, Lot 20. (*P-18-017*)

Presentation by Suzanne Mack, PP, City Planner.

Commissioner Perez made a motion to recommend to the City Council to adopt the Preliminary Investigation and Commissioner Sebik seconded the motion. A unanimous vote followed.

Public Hearing:

Preliminary Investigation of property located at 90-102 Avenue E in City Block 467, Lots 8 and 9. (P-17-035)

Presentation by Suzanne Mack, PP, City Planner.

Commissioner Perez made a motion to recommend to the City Council to adopt the Preliminary Investigation and Commissioner Valado seconded the motion.

Public Hearing:

Presentation of Redevelopment Plan for property located at 79-87 Kennedy Boulevard in City Block 346, Lots 22, 23, 24, 25. (P-18-004)

Presentation by Suzanne Mack, PP, City Planner.

Commissioner Valado made a motion to recommend to the City Council to adopt the Redevelopment Plan and Commissioner Sebik seconded the motion. A unanimous vote followed.

Public Hearing:

Presentation of Redevelopment Plan for 343 Avenue A in City Block 254, Lot 22 and 345-347 Avenue A Block 254, Lot 23. (P-17-036)

Presentation by Suzanne Mack, PP, City Planner.

Commissioner Perez made a motion to recommend to the City Council to adopt the Redevelopment Plan and Commissioner Valado seconded the motion. A unanimous vote followed.

Public Hearing:

Presentation of a Redevelopment Plan for property know as 115-117 West 2nd Street in City Block 365 Lot 9 (formerly Chris' Corner). (P-17-026)

Presentation by Suzanne Mack, PP, City Planner

Commissioner Malloy asked Ms. Mack if the Redevelopment Plan can change the number of stories to four (4). Ms. Mack agreed.

Commissioner Valado made a motion to recommend the Redevelopment Plan be adopted by the Municipal Council subject to the correction of four stories. Commission Sebik seconded the motion and a unanimous vote followed.

*** Note: Item XIII on the agenda was pulled.*

Adoption of Resolutions

- **P-18-015 JAMES A. LYNCH – Site 41 Broadway in City Block 380, Lot 43**
 - Commissioner Perez made a motion to adopt the resolution and Commissioner Fiermonte seconded the motion. Commissioner Quintela abstained.
- **P-18-008 PENINSULA LOFTS URBAN RENEWAL, LLC – Site: 197-205 Avenue E in City Block 221, Lots 10, 11 & 12**
 - Commissioner Perez made a motion to adopt the resolution and Commissioner Fiermonte seconded the motion. Commissioner Quintela abstained.
- **P-18-020 - CENTRE STREET REDEVELOPER, LLC (KRE Fleet Urban Renewal, LLC) – Site: Harbor Station North; Block 600, Lot 1 and Block 630, Lot 1**
 - Commissioner Perez made a motion to adopt the resolution and Commissioner Fiermonte seconded the motion. Commissioner Quintela abstained.
- **P-18-013 SOUTH COVE COMMON URBAN RENEWAL – Site: 77-219 LeFante Way in City Block 412, Lots 1.01, 2.01, 2.021, 2.022, and 2.03**
 - Commissioner Perez made a motion to adopt the resolution and Commissioner Fiermonte seconded the motion. Commissioner Quintela abstained.

- Commissioner Fiermonte made a motion to approve the resolution and Commissioner Malloy seconded the motion. A unanimous vote followed.
- **Bayonne Bay East Redevelopment Plan located in City Block 830, Lot 1 (P-17-012)**
 - Commissioner Perez made a motion to approve the resolution and Commissioner Sebik seconded the motion. A unanimous vote followed.
- **Amendment to Harbor Station South Redevelopment Plan for the Peninsula at Bayonne Harbor**
 - Commissioner Perez made a motion to approve the resolution and Commissioner Fiermonte seconded the motion. A unanimous vote followed.
- **Preliminary Investigation for property located at 211-217 Broadway in City Block 305, Lot 20**
 - Commissioner Perez made a motion to approve the resolution and Commissioner Sebik seconded the motion. A unanimous vote followed.
- **Preliminary Investigation of property located at 90-102 Avenue E in City Block 467, Lots 8 and 9.**
 - Commissioner Perez made a motion to approve the resolution and Commissioner Fiermonte seconded the motion. A unanimous vote followed.
- **Redevelopment Plan for property located at 79-87 Kennedy Boulevard in City Block 346, Lots 22, 23, 24, 25**
 - Commissioner Perez made a motion to approve the resolution and Commissioner Sebik seconded the motion. A unanimous vote followed.
- **Redevelopment Plan for 343 Avenue A in City Block 254, Lot 22 and 345-347 Avenue A Block 254, Lot 23**
 - Commissioner Perez made a motion to approve the resolution and Commissioner Fiermonte seconded the motion. A unanimous vote followed.
- **Redevelopment Plan for property know as 115-117 West 2nd Street in City Block 365 Lot 9 (formerly Chris' Corner).**
 - Commissioner Perez made a motion to approve the resolution and Commissioner Sebik seconded the motion. A unanimous vote followed.

A motion was made to close the meeting at 7:40 p.m.

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

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