

23-103

CITY OF BAYONNE



OPEN PUBLIC RECORDS ACT REQUEST FORM
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Madelene C. Medina, City Clerk, Records Custodian

Fill out and submit this form to the Records Custodian to request public records from the City of Bayonne.
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Requestor Information - Please Print

Form fields for Requestor Information: First Name Samantha, Last Name O'Malley, E-mail Address samantha@primelaw.com, Mailing Address 1 University Plaza Drive, Suite 500, City Hackensack, State NJ, Zip 07601, Telephone 201-883-1010, FAX 856-273-8383, Preferred Delivery: E-mail checked, Signature Samantha O'Malley, Date 1/19/23

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Payment Information fields: Maximum Authorization Cost \$, Select Payment Method (Cash, Check, Money Order), Fees (Letter size pages - \$0.05 per page, Legal size pages - \$0.07 per page), Delivery (Delivery / postage fees additional depending upon delivery type), Extras (Special service charge dependent upon request)

Record Request Information: Please be as specific as possible in describing the records being requested. Also, please note that your preferred method of delivery will only be accommodated if the custodian has the technological means and the integrity of the records will not be jeopardized by such method of delivery.

Please provide any and all resolutions of approval and/or denial memorialized by the Planning and/or Zoning Board for the property located at 69-73 Lefante Way, Bayonne, NJ 07002, designated as Block 412, Lot 3.

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CITY OF BAYONNE, NJ

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Agenda No. R-10

**MUNICIPAL COUNCIL OF THE CITY OF BAYONNE  
RESOLUTION NO: 22-06-15- 049**

**RESOLUTION OF THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY, DESIGNATING PROPERTY LOCATED AT 69-73 LEFANTE WAY AND DESIGNATED AS BLOCK 412, LOT 3 AS A NON-CONDEMNATION AREA PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ. AND AUTHORIZING AND DIRECTING THE PLANNING BOARD OF THE CITY OF BAYONNE TO PREPARE A REDEVELOPMENT PLAN**

**WHEREAS**, the City of Bayonne, in the County of Hudson, New Jersey (the “City”) public body corporate and politic of the State of New Jersey (the “State”), is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “LRHL”), to determine whether certain parcels of land within the City constitute an area in need of rehabilitation and/or an area of redevelopment; and

**WHEREAS**, pursuant to the LRHL, the City Council of the City (the “City Council”) adopted Resolution No. 98-02-04-040, designating the entire City as an area in need of rehabilitation in accordance with N.J.S.A. 40A:12A-14; and

**WHEREAS**, N.J.S.A. 40A:12A-6 authorizes the governing body of any municipality, by resolution, to have its Planning Board conduct a preliminary investigation to determine whether an area of the municipality is a non-condemnation “area in need of redevelopment” pursuant to the criteria contained in N.J.S.A. 40A:12A-5; and

**WHEREAS**, on May 18, 2022 the City Council of the City of Bayonne adopted a resolution (R-13) which authorized and directed the Bayonne Planning Board to undertake a preliminary investigation to determine whether the certain property located at 69-73 Lefante Way, identified as Block 412, Lot 3 on the Bayonne Tax Map (the “Property”), may be designated as a non-condemnation “area in need of redevelopment” in accordance with the provisions of the LRHL; and

**WHEREAS**, the Planning Board has undertaken its preliminary investigation, prepared the necessary report and map of the study area and conducted a public hearing on June 14, 2022; and

**WHEREAS**, the Planning Board has recommended that the subject Property be designated as a non-condemnation area in need of redevelopment in accordance with the LRHL; and

**WHEREAS**, the City Council has considered the matter and agrees with the findings of the Planning Board; and

**WHEREAS**, the City Council believes the Property is potentially valuable for contributing to, serving and protecting the public health, safety and welfare and for the promotion of smart growth within the City; and

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BAYONNE, NEW JERSEY AS FOLLOWS:**

**Section 1.** The aforementioned recitals are incorporated herein as though fully set forth at length.

**Section 2.** The Property located at 69-73 Lefante Way, identified as Block 412, Lot 3 is hereby designated as a non-condemnation area in need of redevelopment in accordance with the LHRL, N.J.S.A. 40A:12-1 *et seq.*

**Section 3.** The Planning Board is hereby further authorized and directed to prepare a Redevelopment Plan for Block 412, Lot 3, in accordance with the LHRL, N.J.S.A. 40A:12-1 *et seq.*

**Section 4.** The Planning Board shall transmit the Redevelopment Plan to the City Council for further consideration and action upon completion of same.

**Section 5.** The Municipal Clerk is hereby directed to forward a copy of this resolution to the Department of Community Affairs.

**Section 6.** This Resolution shall take effect immediately.

A TRUE COPY

*Madolene C. Medina*  
CITY CLERK

**RESOLUTION  
CITY OF BAYONNE PLANNING BOARD**

**Redevelopment Plan  
Block 412, Lot 3**

**WHEREAS**, the Municipal Council of the City of Bayonne by Resolution adopted on June 15, 2022 which authorized the Planning Board of the City of Bayonne to prepare a redevelopment plan for the properties located In the City of Bayonne, known as Block 412, Lot 3 identified in that Resolution; and

**WHEREAS**, Suzanne T. Mack, P.P., A.I.C.P., C.T.P. , the City Planner and Andrew Raichle, P.E. prepared the Redevelopment Plan dated December 4, 2022 of the aforesaid property; and

**WHEREAS**, the Municipal Council, by Resolution adopted on June 15, 2022 authorized the Planning Board of the City of Bayonne to prepare a Redevelopment Plan without condemnation powers to determine whether Block 412, Lot 3 (the subject property); and

**WHEREAS**, on December 13, 2022 the Planning Board of the City of Bayonne conducted a public hearing on the Redevelopment Plan; and

**WHEREAS**, the Plan and studies, the required map and statement of intent have been on file with the City Clerk of the City of Bayonne as required by law; and

**WHEREAS**, the Plan was presented to the Planning Board at a regular meeting on December 13, 2022 at which time Suzanne T. Mack P. P., A.I.C.P., C.T.P. was sworn in and qualified as an expert in her field and proceeded to present the contents of the plan and responded to questions from the Board; and

**WHEREAS**, an opportunity was afforded to members of the public and/or interested persons or parties to be heard as questions and participate in the Board's consideration of the Plan, and no person came forward when the meeting was opened to the public; and

**WHEREAS**, as a result of the Plan submitted, the testimony of Ms. Mack and in due consideration thereof, the Planning Board has determined that it will recommend, by way of the aforesaid Resolution, that the Plan be adopted by the Municipal Council.

**NOW, THEREFORE, BE IT RESOLVED**, by the Planning Board of the City of Bayonne, County of Hudson, State of New Jersey that the Redevelopment Plan for Block 412, Lot 3 identified herein be adopted, and is hereby recommended for consideration and adoption by the Municipal Council of the City of Bayonne for the subject property as set forth herein.

**The following vote to approve the Redevelopment Plan was taken at the hearing on December 13, 2022:**

**RECORDED VOTE:**

<i>Commissioners</i>	<i>Aye</i>	<i>Nay</i>	<i>Abstain</i>	<i>Recuse</i>	<i>Absent</i>	<i>Not Voting</i>
Karen Fiermonte	[X]	[ ]	[ ]	[ ]	[ ]	[ ]
Maria I. Valado	[X]	[ ]	[ ]	[ ]	[ ]	[ ]
George Becker	[ ]	[ ]	[ ]	[ ]	[X]	[ ]
Loyad Booker, Jr.	[X]	[ ]	[ ]	[ ]	[ ]	[ ]
Michael Quintela	[ ]	[ ]	[ ]	[ ]	[X]	[ ]
Thomas Maiorano	[X]	[ ]	[ ]	[ ]	[ ]	[ ]
Jack Beiro	[X]	[ ]	[ ]	[ ]	[ ]	[ ]
Ahmed Lack	[X]	[ ]	[ ]	[ ]	[ ]	[ ]
James Davis, Mayor	[ ]	[ ]	[ ]	[ ]	[X]	[ ]
Ramon Veloz (Mayoral Designee)	[ ]	[ ]	[ ]	[ ]	[X]	[ ]

**The following vote to Memorialize the Resolution was taken at the hearing on December 13, 2022:**

**RECORDED VOTE:**

<i>Commissioners</i>	<i>Aye</i>	<i>Nay</i>	<i>Abstain</i>	<i>Recuse</i>	<i>Absent</i>	<i>Not Voting</i>
Karen Fiermonte	[X]	[ ]	[ ]	[ ]	[ ]	[ ]
Maria I. Valado	[X]	[ ]	[ ]	[ ]	[ ]	[ ]
George Becker	[ ]	[ ]	[ ]	[ ]	[X]	[ ]
Loyad Booker, Jr.	[X]	[ ]	[ ]	[ ]	[ ]	[ ]
Michael Quintela	[ ]	[ ]	[ ]	[ ]	[X]	[ ]
Thomas Maiorano	[X]	[ ]	[ ]	[ ]	[ ]	[ ]
Jack Beiro	[X]	[ ]	[ ]	[ ]	[ ]	[ ]
Ahmed Lack	[X]	[ ]	[ ]	[ ]	[ ]	[ ]
James Davis, Mayor	[ ]	[ ]	[ ]	[ ]	[X]	[ ]
Ramon Veloz (Mayoral Designee)	[ ]	[ ]	[ ]	[ ]	[X]	[ ]

**WHEREAS, the application is hereby  X  APPROVED   DENIED.**

The above Resolution was adopted by the Planning Board of the City of Bayonne at a meeting held on December 13, 2022.

  
\_\_\_\_\_  
KAREN PIERMONTE  
Chairperson

RNC/akl

**RESOLUTION  
CITY OF BAYONNE PLANNING BOARD  
RECOMMENDING ADOPTION OF A PRELIMINARY INVESTIGATION  
NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT**

**69-73 LeFante Way  
Block 412, Lot 3**

**WHEREAS**, on February 16, 2022 the City Council of the City of Bayonne adopted a resolution that authorized the Planning Board of the City of Bayonne to conduct a Preliminary Investigation to determine if certain lands located at 69-73 LeFante Way and identified as Block 412 , Lot 3 were an Area in Need of Redevelopment without power of Condemnation; and

**WHEREAS**, 69-73 LeFante Way Preliminary Investigation was presented to the Planning Board of the City of Bayonne on June 14, 2022; and

**WHEREAS**, the Preliminary Investigation Area in Need of Redevelopment required map and statement of intent has been on file with the City Clerk of the City of Bayonne as required by law; and

**WHEREAS**, the area in need investigation was presented to the Planning Board at a regular meeting on June 14, 2022, at which time Suzanne T. Mack, P.P., A.I.C.P., was sworn in and qualified as an expert in her field, she proceeded to present the contents of this Preliminary Investigation Area in Need of Redevelopment Study and to respond to questions from the Board; and

**WHEREAS**, an opportunity was afforded to members of the public and/or interested persons or parties to be heard, ask questions and participate in the Board's consideration of the Investigative Report; and

**WHEREAS**, as a result of the Investigative Report submitted, the testimony of Ms. Mack, and in due consideration thereof, the Planning Board has determined that it will recommend by way of this aforesaid Resolution, that the findings in this Redevelopment Study be adopted and the property designated as a non-condemnation area in need of redevelopment; and

**NOW THEREFORE, BE IT RESOLVED**, by the Planning Board of the City of Bayonne, County of Hudson, State of New Jersey that the 69-73 LeFante Way Non-Condensation Redevelopment Plan Area Study of Block 412, Lot 3 as prepared by Suzanne T. Mack, P.P., A.I.C.P., be endorsed and it is hereby recommended for consideration and adoption by the City Council, City of Bayonne for the property as set forth herein.

The undersigned certifies that the within Resolution was approved by this Board on June 14, 2022, and adopted on June 14, 2022, and memorialized herein pursuant to N.J.S.A. 40:55-D-10(g).

**The following vote to approve the application was taken at the hearing on June 14, 2022:**

**RECORDED VOTE:**

<i>Commissioners</i>	<i>Aye</i>	<i>Nay</i>	<i>Abstain</i>	<i>Recuse</i>	<i>Absent</i>
Karen Fiermonte	[ ]	[ ]	[ ]	[ ]	[X]
Maria I. Valado	[X]	[ ]	[ ]	[ ]	[ ]
Sharon Nadrowski	[X]	[ ]	[ ]	[ ]	[ ]
Michael Quintela	[X]	[ ]	[ ]	[ ]	[ ]
Jack Beiro	[X]	[ ]	[ ]	[ ]	[ ]
George Becker	[X]	[ ]	[ ]	[ ]	[ ]
Thomas Maiorano	[X]	[ ]	[ ]	[ ]	[ ]
Ahmed Lack	[X]	[ ]	[ ]	[ ]	[ ]
James Davis, Mayor	[ ]	[ ]	[ ]	[ ]	[X]
Ramon Veloz (Mayoral Designee)	[ ]	[ ]	[ ]	[ ]	[X]



**The following vote to approve the Memorializing Resolution was taken on June 14, 2022:**

**RECORDED VOTE:**

<i>Commissioners</i>	<i>Aye</i>	<i>Nay</i>	<i>Abstain</i>	<i>Recuse</i>	<i>Absent</i>	<i>Not Voting</i>
Karen Fiermonte	[ ]	[ ]	[ ]	[ ]	[ ]	[X]
Maria I. Valado	[X]	[ ]	[ ]	[ ]	[ ]	[ ]
Sharon Nadrowski	[X]	[ ]	[ ]	[ ]	[ ]	[ ]
Michael Quintela	[X]	[ ]	[ ]	[ ]	[ ]	[ ]
Jack Beiro	[X]	[ ]	[ ]	[ ]	[ ]	[ ]
George Becker	[X]	[ ]	[ ]	[ ]	[ ]	[ ]
Thomas Maiorano	[X]	[ ]	[ ]	[ ]	[ ]	[ ]
Ahmed Lack	[X]	[ ]	[ ]	[ ]	[ ]	[ ]
James Davis, Mayor	[ ]	[ ]	[ ]	[ ]	[ ]	[X]
Ramon Veloz (Mayoral Designee)	[ ]	[ ]	[ ]	[ ]	[ ]	[X]

The above Resolution was adopted by the Planning Board of the City of Bayonne at a virtual meeting held on June 14, 2022.



MARIA VALADO  
Vice-Chairperson

RNC/akl

**CITY COUNCIL OF CITY OF BAYONNE**

**RESOLUTION NO:** 22-02-16-081

**RESOLUTION AUTHORIZING AND DIRECTING THE PLANNING BOARD OF THE CITY OF BAYONNE TO CONDUCT A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER CERTAIN PROPERTY LOCATED AT 69-73 LEFANTE WAY AND KNOWN AS BLOCK 412, LOT 3 WITHIN THE CITY 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.**

**WHEREAS**, the City of Bayonne, in the County of Hudson, New Jersey (the "City"), a public body corporate and politic of the State of new jersey (the "State"), is authorized pursuant to the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the "Redevelopment Law"), to determine whether certain parcels of land within the City constitute an area in need of rehabilitation and/or an area in need of redevelopment; and

**WHEREAS**, pursuant to the Redevelopment Law, the Municipal council adopted Resolution No. 98-02-04-040, designating the entire City as an area in need of rehabilitation in accordance with *N.J.S.A. 40A:12A-14*; and

**WHEREAS**, *N.J.S.A. 40A:12A-6* authorizes the governing body of any municipality, by resolution, to have its Planning Board conduct a preliminary investigation to determine whether an area of the municipality is a non-condemnation "area in need of redevelopment" pursuant to the criteria contained in *N.J.S.A. 40A:12A-5*; and

**WHEREAS**, the Mayor and Municipal Council consider it to be in the best interest of the City to have the Planning Board of the City (the "Planning Board") conduct such an investigation to determine if certain properties located at 69-73 LeFante Way which properties are identified as Block 412 Lot 3 as shown on the official Tax Map of the City (the "Property"), constitute a non-condemnation "area in need of redevelopment"; and

**WHEREAS**, the City believes the Property is potentially valuable for contributing to, serving, and protecting the public health safety and welfare and for the promotion of smart growth within the City; and

**WHEREAS**, the preliminary investigation will be designed to evaluate the area to determine whether designation of the Property as a non-condemnation "area in need of redevelopment" is appropriate and in conformance with the statutory criteria contained in *N.J.S.A. 40A:12A-5*;

**NOW THERE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, NEW JERSEY AS FOLLOWS:**

**Section 1.** The Planning Board is hereby directed to conduct a preliminary investigation to determine whether the aforementioned Property, or any portions thereof, constitute a non-condemnation "area in need of redevelopment" according to the criteria set forth in *N.J.S.A. 40A:12A-5*

**Section 2.** The Planning Board is hereby directed to study the area known as 69-73 LeFante Way; to develop a map reflecting the boundaries of the proposed non-condemnation redevelopment area; to provide public notice and conduct public hearings pursuant to *N.J.S.A.* 40A:12A-6; and to draft a report/Resolution to the Municipal Council containing its findings; and

**Section 3.** The results of such preliminary investigation shall be submitted to the Mayor and Municipal Council for review and approval in accordance with the provisions of the Redevelopment Law.

**Section 4.** This Resolution shall take effect immediately.

A TRUE COPY

*Madelene L. Medina*  
CITY CLERK

1A-17

CITY COUNCIL OF CITY OF BAYONNE

RESOLUTION NO: 22-05-18- 052

**RESOLUTION AUTHORIZING AND DIRECTING THE PLANNING BOARD OF THE CITY OF BAYONNE TO CONDUCT A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER CERTAIN PROPERTY LOCATED AT 69-73 LEFANTE WAY AND KNOWN AS BLOCK 412, LOT 3 AND CERTAIN CITY-OWNED PROPERTY LOCATED DIRECTLY IN FRONT OF AND ADJACENT TO BLOCK 412, LOT 3 WITHIN THE CITY 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. AND AUTHORIZING THE PREPARATION OF A REDEVELOPMENT PLAN FOR THE PROPERTY**

**WHEREAS**, the City of Bayonne, in the County of Hudson, New Jersey (the "City"), a public body corporate and politic of the State of New Jersey (the "State"), is authorized pursuant to the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the "Redevelopment Law"), to determine whether certain parcels of land within the City constitute an area in need of rehabilitation and/or an area in need of redevelopment; and

**WHEREAS**, pursuant to the Redevelopment Law, the City Council adopted Resolution No. 98-02-04-040, designating the entire City as an area in need of rehabilitation in accordance with *N.J.S.A. 40A:12A-14*; and

**WHEREAS**, *N.J.S.A. 40A:12A-6* authorizes the governing body of any municipality, by resolution, to have its Planning Board conduct a preliminary investigation to determine whether an area of the municipality is a non-condemnation "area in need of redevelopment" pursuant to the criteria contained in *N.J.S.A. 40A:12A-5*; and

**WHEREAS**, the Mayor and Municipal Council consider it to be in the best interest of the City to have the Planning Board of the City (the "Planning Board") conduct such an investigation to determine if certain properties located at 69-73 LeFante Way which properties are identified as Block 412 Lot 3 as shown on the official Tax Map of the City (the "Property"), constitute a non-condemnation "area in need of redevelopment"; and

**WHEREAS**, the City Council also believes it is in the best interest of the City to have the Planning Board include an approximately 20 foot wide, City-owned Right-of-Way directly in front of the Property within such investigation and study; and

**WHEREAS**, the City believes the Property (and the adjacent parcel referenced in the immediately preceding paragraph) is potentially valuable for contributing to, serving, and protecting the public health safety and welfare and for the promotion of smart growth within the City; and

**WHEREAS**, the preliminary investigation will be designed to evaluate the area to determine whether designation of the Property as a non-condemnation "area in need of

redevelopment” is appropriate and in conformance with the statutory criteria contained in *N.J.S.A.* 40A:12A-5; and

**WHEREAS**, the City Council further desires that to the extent that the Planning Board determines that the Property and adjacent City-owned Right-of-Way located immediately adjacent to and across the Property constitutes an area in need of redevelopment, that the Planning Board prepare a redevelopment plan for the Property (the “Redevelopment Plan”).

**NOW THERE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BAYONNE, NEW JERSEY AS FOLLOWS:**

**Section 1.** The Planning Board is hereby directed to conduct a preliminary investigation to determine whether the aforementioned Property frontage, or any portions thereof, constitute a non-condemnation “area in need of redevelopment” according to the criteria set forth in *N.J.S.A.* 40A:12A-5; and

**Section 2.** The Planning Board is hereby directed to study the area known as 69-73 LeFante Way, Block 412, Lot 3 and the adjacent City-owned Right-of Way located immediately adjacent to and across the Property frontage; to develop a map reflecting the boundaries of the proposed non-condemnation redevelopment area; to provide public notice and conduct public hearings pursuant to *N.J.S.A.* 40A:12A-6; and to draft a report/Resolution to the Municipal Council containing its findings; and

**Section 3.** The results of such preliminary investigation shall be submitted to the Mayor and City Council for review and approval in accordance with the provisions of the Redevelopment Law; and

**Section 4.** To the extent that the preliminary investigation determines that the subject Properties meet the statutory criteria to be deemed a non-condemnation area in need of redevelopment, the Planning Board is further directed to prepare a Redevelopment Plan for the subject Properties; and

**Section 5.** This Resolution shall take effect immediately.

A TRUE COPY

*Madeline C. Medina*  
CITY CLERK