

**RESOLUTION
CITY OF BAYONNE PLANNING BOARD
RECOMMENDING ADOPTION OF A PRELIMINARY INVESTIGATION
NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT
107 Avenue F
Block 456, Lot7**

WHEREAS, on November 10, 2020 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 whether 107 Avenue F, Block 456 Lot 7 was an area in need of Redevelopment without power of Condemnation; and

WHEREAS, 107 Avenue F Preliminary Investigation was presented to the Planning Board of the City of Bayonne on January 12, 2021; and

WHEREAS, 107 Avenue F Preliminary Investigation Area In Need of Redevelopment 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 area in need investigation was presented to the Planning Board at a regular meeting on January 12, 2021, 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 Report 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 Investigation Report 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 Non-Condensation Redevelopment Investigation of 107 Avenue F, Block 456, Lot 7, 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 January 12 2021, and adopted on February 9, 2021 and memorialized herein pursuant to N.J.S.A. 40:55-D-10(g).

RECORDED VOTE:

The following vote to approve the application was taken at the hearing on January 12, 2021:

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]
Mitesh R. Patel	[X]	[]	[]	[]	[]
George Becker	[X]	[]	[]	[]	[]
Friday Mathews, Jr.	[X]	[]	[]	[]	[]
Demyana Youssef	[]	[]	[]	[]	[X]
James Davis, Mayor	[]	[]	[]	[]	[X]
Ramon Veloz (Mayoral Designee)	[X]	[]	[]	[]	[]

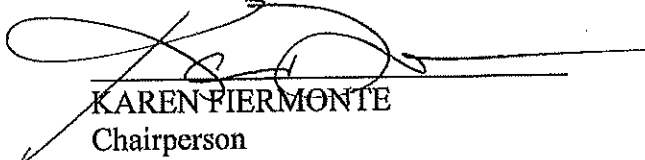
The following vote to approve the Memorializing Resolution was taken on February 9, 2021:

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]
Mitesh R. Patel	[X]	[]	[]	[]	[]
George Becker	[X]	[]	[]	[]	[]
Friday Mathews, Jr.	[X]	[]	[]	[]	[]
Demyana Youssef	[]	[]	[]	[]	[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 virtual meeting held on February 9, 2021.


KAREN FIERMONTE
Chairperson

**RESOLUTION
CITY OF BAYONNE
PLANNING BOARD**

**RECOMMENDING ADOPTION OF A PRELIMINARY INVESTIGATION
NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT
111 AVENUE F, 86-92 EAST 22ND STREET BLOCK 456 LOTS 8.01, 8.02, 8.03, 9, 10**

WHEREAS, on October 17, 2017 the Municipal 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 whether 111 Avenue E, 86-92 East 22nd Street in City Block 456, Lots 8.01, 8.02, 8.03, 9 & 10 was an area in need of Redevelopment without condemnation powers; and

WHEREAS, 471 Broadway in City Block 456, Lots 8.01, 8.02, 8.03, 9 & 10, Preliminary Investigation was presented to the Planning Board of the City of Bayonne on May 12, 2020; and

WHEREAS, 111 Avenue F, 86-92 East 22nd Street in City Block 210, Lot 25.01, the Preliminary Investigation Area in Need of Redevelopment Study 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 area in need investigation was presented to the Planning Board at a regular meeting On May 12, 2020, 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 Report 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 Investigation Report 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 Non-Condemnation Investigative Study of 111 Avenue F, 86-92 East 22nd Street in City Block 456, Lots 8.01, 8.02, 8.03, 9, 10, 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 Municipal Council, City of Bayonne as set forth herein.

The undersigned certifies that the within Resolution was approved by this Board on May 12, 2020, and adopted on May 12, 2020, and memorialized pursuant to N.J.S.A. 40:55 D-10(g).

RECORDED VOTE:

<u>Commissioner</u>	<u>Favorable</u>	<u>Unfavorable</u>	<u>Not Present</u>
Karen Fiermonte	[✓]	[]	[]
Maria I. Valado	[✓]	[]	[]
Sharon Nadrowski	[✓]	[]	[]
Mitesh Patel	[✓]	[]	[]
George Becker	[✓]	[]	[]
Michael Quintela	[✓]	[]	[]
Friday Mathews	[✓]	[]	[]
Mayor James Davis	[]	[]	[✓]
Ramon Veloz (Mayoral Designee)	[✓]	[]	[]

The above Resolution was adopted by the Planning Board of the City of Bayonne at a virtual meeting held on May 12, 2020.


KAREN FIERMONTE
Chairperson

RNC/lg

RESOLUTION
CITY OF BAYONNE PLANNING BOARD
(AVENUE F)
Redevelopment Plan
Block 456, Lots 7, 8.01, 8.02, 8.03, 9 and 10

WHEREAS, the Municipal Council of the City of Bayonne by Resolution adopted on June 17, 2020 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 456 Lots 8.01, 8.02, 8.03, 9 and 10 identified in that Resolution and on February 17, 2021 authorized Block 456 Lot 7 as part of the redevelopment plan; and

WHEREAS, Suzanne T. Mack, PP, AICP, CTP , the City Planner, Brian Slaugh, PP, AICP and James Clavelli PP, AICP prepared the Redevelopment Plan of the aforesaid property; and

WHEREAS, the Municipal Council, by Resolutions authorized the Planning Board of the City of Bayonne to prepare a Redevelopment Plan without condemnation powers to determine whether Block 456 Lots 7, 8.01, 8.02, 8.03, 9 and 10 (the subject properties); and

WHEREAS, on July 11, 2023 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 July 11, 2023 at which time Brian Slaugh P.P, AICP, was sworn in and qualified as an expert in his 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 Mr. Slauch 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 Avenue F Redevelopment Plan for Block 456 Lots 7, 8.01, 8.02, 8.03, 9 and 10 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 application was taken at the hearing on July 11, 2023:
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 approve the Memorializing Resolution was taken on July 11, 2023:
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 July 11, 2023.



KAREN FIERMONTTE
Chairperson

RNC/akl