



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, DECEMBER 8, 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>This meeting will be conducted by electronic means in accordance with the “Senator Byron M. Baer Public Meetings Act” of 2020, which explicitly permits a public body to conduct a meeting electronically during a State of Emergency. Governor Murphy issued executive orders 103 and 107 declaring a “Public Health Emergency and State of Emergency” and directing residents to quarantine and practice social distancing.</i>
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 special meeting held on December 1, 2020
V.	<u>Communications:</u> • Municipal Council resolution authorizing and directing the Planning Board to conduct an investigation of property located at 107 Avenue F in City Block 456, Lot 7 to determine whether the property constitutes a non-condemnation area in need of redevelopment pursuant to the LRHL, N.J.S.A. 40A:12A-1 et seq. (P-20-031) • Municipal Council resolution authorizing and directing the Planning Board to conduct an investigation of property located at 12 and 14 West 22nd Street in City Block 210, Lots 26 and 27 to determine whether the property constitutes a non-condemnation area in need of redevelopment pursuant to the LRHL, N.J.S.A. 40A:12A-1 et seq. (P-20-032) • Letter from Michael Miceli, Esq., attorney for applicant, for P-17-023 - McDonald’s Corporation – Site:537-543 BROADWAY, Block 189, Lot 24 requesting a one-year extension within which to begin construction
VI.	<u>Reorganization:</u> • Election of Officers • Appointment of Board Personnel • Adoption of 2021 Calendar
VII.	<u>Public Hearing:</u> P-20-025 JINGJUN AND HONG ZHOU – Site: 231 Avenue E in City Block 212, Lot 14 <i>[The applicant is seeking preliminary and final major site plan approval to convert the existing three-family dwelling to a five-family dwelling.]</i> <i>William J. Finnerty, Esq., attorney for applicant</i>
VIII.	<u>Public Hearing:</u> P-20-027 H & H BROTHERS, LLC – Site: 63-65 LeFante Way in City Block 415. Lot 2 <i>[The applicant is seeking preliminary and final major site plan approval and bulk variance relief to reconfigure and add 55 parking spaces and improve a two-lane, one-way circulation route around the existing structure on the property.]</i> <i>Michael Miceli, Esq., attorney for applicant</i>
IX.	<u>Public Hearing:</u> Presentation of a Redevelopment Plan for property located at 1099 – 1105 Avenue C and 66-68 West 54 th Street which property is identified as Block 34, Lots 26, 27, 28, 29 and 30 pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. <i>(Da Noi) (P-19-023)</i> <i>Presentation by Suzanne Mack, City Planner</i>
X.	<u>Public Hearing:</u> Presentation of a Redevelopment Plan for property located at 471 Broadway in Block 210, Lot 25.01 constitutes a non-condemnation Area in Need of Redevelopment pursuant to the LRHL N.J.S.A. 40A:12A-1 et seq. <i>(Rite Aid) (P-20-013)</i>
XI.	<u>Presentation</u> Presentation by Development Counsel, Joseph DeMarco, Esq. with regard to Zoning ordinance modifications and the Long Term Control Plan <i>Presentation by Joseph DeMarco, Esq</i>
XII.	<u>Adoption of Resolutions</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 • P-17-023 - McDonald’s Corporation – Site: 537-543 BROADWAY; Block 189, Lot 24

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