



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, JANUARY 12, 2021
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 regular meeting held on December 8, 2020
V.	<u>Communications:</u> - Letter from Stephen S. Rose, Esq., attorney for applicant, P-17-005 – 309 BROADWAY REALTY, LLC – Site: 309 Broadway in City Block 257, Lot 12 requesting a one-year extension (covering May 2020 until May 2021) within which to begin construction - Municipal Council resolution authorizing and directing the Planning Board to prepare a Redevelopment Plan for property located at 7 and 9 Cottage Street and 218-222 Broadway which property is identified as Block 319, Lots 1.01, 1.02 and 26 pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (Delta Gas Station) (P-20-021) - Municipal Council resolution authorizing and directing the Planning Board to prepare a Redevelopment Plan for property identified as Block 360, Lot 1; Block 332, Lot 2, 2.01, 4 and 5; Block 261, Lot 12 and Block 362, Lot 3 as shown on the official tax map of the City of Bayonne pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (Caschem) (P-20-028) - Municipal Council resolution authorizing and directing the Planning Board to conduct an investigation of property located at 80 – 84 East 25th Street in City Block 442, Lot 14 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-21-001)
VI.	<u>Public Hearing:</u> Presentation of a Non-condemnation Area in Need of Redevelopment Study for property located at 107 Avenue F in City Block 456, Lot 7 to determine whether said 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) <i>Presentation by Suzanne Mack, City Planner</i>
VII.	<u>Public Hearing:</u> Presentation of a Non-condemnation Area in Need of Redevelopment Study for property located at 11-13 West 47 th Street, 973-975, 979, 983-987 Broadway and 12 West 48 th Street in City Block 70, Lots 19, 20, 21.01, 23 and 24 to determine whether said property constitutes a non-condemnation area in need of redevelopment, pursuant to the LRHL, N.J.S.A. 40A:12A-1 et seq. (Resnick’s Phase III) (P-20-006) <i>Presentation by Suzanne Mack, City Planner</i>
VIII.	<u>Public Hearing:</u> P-20-027 H & H BROTHERS, LLC – Site: 63-65 LeFante Way in City Block 415. Lot 2 [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>Michael Miceli, Esq., attorney for applicant</i>
IX.	<u>Public Hearing (continuation):</u> P-19-032 ALLAN and JOANNE McLEOD – Site: 282-284 and 286-288 Broadway in City Block 259. Lots 1, 2, 12 & 13 [The applicants are seeking preliminary and final major site plan approval to construct a ten-story mixed use building with 151 residential units and ground floor retail space.] <i>Christopher Vitale, Esq., attorney for applicant</i>
X.	<u>Adoption of Resolutions</u> P-20-025 JINGJUN AND HONG ZHOU – Site: 231 Avenue E in City Block 212, Lot 14 P-17-005 309 BROADWAY REALTY , LLC – Site: 309 Broadway in City Block 257, Lot 12

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
Maureen Pona

Suzanne Mack, P.P., City Planner
Robert Zawistowski, B.E.C.
Robert Geisler, Police Chief
Jersey Journal
Star Ledger
BAY-TV