



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, FEBRUARY 9, 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 January 12, 2021
V.	<u>Communications:</u> • Zoning Board of Adjustment – Annual Report for Calendar Year 2020 • Letter from Nicole M. Magdziak, Esq., attorney for applicant, P-19-031 – SMZ BAYONNE, LLC – Site: 1127-1157 Kennedy Boulevard in City Block 50, Lot 2 requesting a one-year extension until February 9, 2022 within which to begin construction
VI.	<u>Public Hearing:</u> P-21-002 – LEG-BP Bayonne Owner Urban Renewal, LLC - Site: City Block 1180, Lot 1.01, Block 900, Lot 1.01 and Block 1000, Lot 1.01 <i>[The applicant is seeking preliminary and final major site plan approval to construct two warehouse/ distribution buildings with associated parking at the site. Simultaneously, the applicant is seeking preliminary and final major subdivision approval in order to merge the lands comprising Development Tract into Block 1180, Lot 1.01 and to subdivide Block 1180, Lot 1.01 into three lots.]</i> <i>Lisa A. John-Basta, Esq., attorney for applicant</i>
VII.	<u>Public Hearing:</u> P-20-029 NAZIM NAEEM – Site: 418 Broadway in City Block 226. Lot 36 <i>[The applicant is seeking preliminary and final major site plan approval and bulk variance relief to use the commercial portion of the property for the sale of general merchandise.]</i> <i>Stephen S. Rose, Esq., attorney for applicant</i>
VIII.	<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. (Rite Aid) (P-20-013) <i>Presentation by Malvika Apte, PP, consulting City Planner</i>
IX.	<u>Public Hearing:</u> Presentation of a Redevelopment Plan for property located at 7 Hook Road in City Block 479, Lot 1 constitutes a non-condemnation Area in Need of Redevelopment pursuant to the LRHL N.J.S.A. 40A:12A-1 et seq. (P-20-030) <i>Presentation by Suzanne Mack, PP, City Planner</i>
X.	<u>Public Hearing:</u> Presentation of a Redevelopment Plan for property located at Commerce Street and Hook Road in City Block 481, Lot 5.02 constitutes a non-condemnation Area in Need of Redevelopment pursuant to the LRHL N.J.S.A. 40A:12A-1 et seq. (9 Hook Road/Atlantic Cement) (P-20-030) <i>Presentation by Suzanne Mack, PP, City Planner</i>
XI.	<u>Adoption of Resolutions</u> • P-19-032 ALLAN and JOANNE McLEOD – Site: 282-284 and 286-288 Broadway in City Block 259. Lots 1, 2, 12 & 13 • P-20-027 H & H BROTHERS, LLC – Site: 63-65 LeFante Way in City Block 415. Lot 2 • P-19-031 – SMZ BAYONNE, LLC – Site: 1127-1157 Kennedy Boulevard in City Block 50, Lot 2

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