



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, MARCH 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 February 9, 2021
V.	<u>Communications:</u> Municipal Council resolution authorizing and directing the Planning Board to conduct an investigation of property located at area known as 1241 JFK Boulevard, JFK Boulevard and West 57th Street, 192 West 58th Street and 1241 JFK Boulevard Rear, which property is identified as Block 13, Lots 1.01, 16, 17 18 and 18 B01 to develop a map reflecting the boundaries of the proposed non-condemnation redevelopment area and 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. <i>(P-21-004 – Marist)</i>
VI.	<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. <i>(Atlantic Cement) (P-20-030)</i>
VII.	<u>Public Hearing:</u> Presentation of a Redevelopment Plan for property located at 218-222 Broadway in City Block 319, Lot 26 constitute a non-condemnation Area in Need of Redevelopment pursuant to the LRHL N.J.S.A. 40A:12A-1 et seq. <i>(P-20-021)</i>
VIII.	<u>Public Hearing:</u> P-21-003 SOUTH COVE DEVELOPMENT IV, LLC and SOUTH COVE DEVELOPMENT, LLC Site: 191 LeFante Way in City Block 412, Lots 2.01 and 2.03 <i>[The applicant is seeking preliminary and final major site plan approval to construct a new 3,500 sf Sherwin Williams and retrofit 34,295 sf of the existing movie theater into multiuse retail storefront to include Light Bridge Academy Day Care Center and America's Best Eyeglasses.]</i> <i>Patrick J. McNamara, Esq., attorney for applicant</i>
IX.	<u>Adoption of Resolutions</u> P-20-029 - NAZIM NAEEM – Site: 418 Broadway in City Block 226. Lot 36 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 P-20-030 – Commerce Street and Hook Road in City Block 481, Lot 5.02 (Atlantic Cement)

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, 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