



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, APRIL 13, 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 March 9, 2021
V.	<u>Communications:</u> Letter from Thomas P. Leane of Connell Foley, LLP dated April 1, 2021 requesting an extension for a Minor Subdivision Approval that was approved before the Planning Board as Application P-20-017 – Sixth Wave Logistics, LLC – 69-71 New Hook Road; Block 416, Lots 1 and 2 on October 13, 2020.
VI.	<u>Public Hearing:</u> P-21-008 MAHALAXMI FLAGSHIP URBAN RENEWAL, LLC Site: One Flagship Street in City Block 751, Lot 1.04 <i>[The applicant is proposing to modify the layout of the ground floor to accommodate the fit-out of several proposed retail uses; including 1,460 sf for retail, space for a 6,180 sf daycare facility and a total of 5,419 sf of restaurant space. Previous approval was under application P-17-013.]</i> <i>Donald M. Pepe, Esq., attorney for applicant</i>
VII.	<u>Public Hearing:</u> P-21-001 - Presentation of a Non-condemnation Area in Need of Redevelopment Study for property located at 80-84 East 25 th Street in City Block 442, Lot 14 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. <i>Presentation by Malvika Apte, consulting City Planner</i>
VIII.	<u>Public Hearing:</u> P-21-005 - Presentation of a Non-condemnation Area in Need of Redevelopment Study for property located at 1241 JFK Boulevard, JFK Boulevard and West 57 th Street, 192 West 58 th 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 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. <i>(Marist)</i> <i>Presentation by Malvika Apte, consulting City Planner</i>
IX.	<u>Adoption of Resolutions</u> P-21-001 - 80-84 East 25th Street in City Block 442, Lot 14 P-21-005 - 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 <i>(Marist)</i> 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 P-20-017 Sixth Wave Logistics, LLC – Site: 69-71 New Hook Road; Block 416, Lots 1 and 2

cc: All members
Madelene Medina, City Clerk
Malvika 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