



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, MAY 11, 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 April 13, 2021
V.	<u>Communications:</u> Municipal Council resolution authorizing and directing the Planning Board to prepare a Redevelopment Plan for property located at 13 East 33rd Street and 734-758 Broadway which property is identified as Block 140, Lots 2, 55, 56, 57, 58, 59.01, 60, 61 and 62 pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (Holiday Tree and Trim) (P-21-010)
VI.	<u>Public Hearing:</u> P-21-006 22nd STREET PARTNERS URBAN RENEWAL, LLC Site: 25 East 22nd Street in City Block 206, Lot 1.01 <i>[The applicant is proposing a five-story multi-family residential development with 31 units with an attached parking garage of 31 spaces in the former Mount Carmel school.]</i> <i>Michael Miceli, Esq., attorney for applicant</i>
VII.	<u>Public Hearing:</u> P-20-031 - Presentation of a Redevelopment Plan for property located at 86-92 East 22 nd Street and 107-111 Avenue F in City Block 456, Lots 7, 8.01, 8.02, 8.03, 9 and 10 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>Adoption of Resolutions</u>

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