



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, JULY 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.	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 June 8, 2021
V.	<u>Communications:</u>
VI.	<u>Public Hearing:</u> P-21-011 EG USA, LLC - Site: 1049 Broadway; Block 45, Lot 24 <i>[The applicant is seeking preliminary and final major site plan approval, bulk (c) variance and all applicable design exception/submittal waiver approvals proposing to eliminate the non-conforming ground floor dwelling use and convert it into a permitted retail/commercial use maintaining the one residential unit on the second floor and the one residential unit on the third floor.]</i> <i>Michael Miceli, Esq., attorney for applicant</i>
VII.	<u>Public Hearing:</u> P-21-007 ADAM A. ENTERPRISE, LLC - Site: 1207-1211 JFK Boulevard; Block 24, Lots 2 & 3 <i>[The applicant is seeking preliminary and final major site plan approval, along with a minor subdivision, to construct a 7 story multi-family improvement with 42 units consisting of 1 and 2 bedrooms with a parking system consisting of 44 parking spaces.]</i> <i>Matthew Posada, Esq., attorney for applicant</i>
VIII.	<u>Public Hearing:</u> P-20-028 - Presentation of a Redevelopment Plan for property located at Avenue A/West 3 rd Street/Gertrude Avenue, Avenue A/West 2 nd Street and North Bay/1 st – 3 rd Streets which property is identified as Block 332, Lots 2, 2.01, 4 and 5, Block 360, Lot 1, Block 361, Lot 12 and Block 362, Lot 3 constitutes a non-condemnation Area in Need of Redevelopment pursuant to the LRHL N.J.S.A. 40A:12A-1 et seq. <i>(former Caschem)</i> <i>Presentation by Malvika Apte, consulting City Planner and Suzanne Mack, City Planner</i>
IX.	<u>Public Hearing:</u> P-21-013 - Presentation of a Non-condemnation Area in Need of Redevelopment Study for property located at 9 East 50 th Street, 1022-1024 Broadway, 1026 Broadway and 1028 Broadway which property is identified as Block 54, Lots 1, 24, 25 and 26 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>(former Bella Sorella)</i> <i>Presentation by Malvika Apte, consulting City Planner</i>
X.	<u>Public Hearing:</u> P-21-016 - Presentation of a Non-condemnation Area in Need of Redevelopment Study for property located at 455-461 Avenue C which property is identified as Block 219, Lot 24.01 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>(former Bayonne Giant Laundromat)</i> <i>Presentation by Malvika Apte, consulting City Planner</i>
XI.	<u>Adoption of Resolutions</u> P-21-008 MAHALAXMI FLAGSHIP URBAN RENEWAL, LLC Site: One Flagship Street in City Block 751, Lot 1.04

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