



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, AUGUST 10, 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 July 13, 2021
V.	<u>Communications:</u>
VI.	<u>Public Hearing:</u> P-21-015 - Presentation of a Non-condemnation Area in Need of Redevelopment Study for property located at 562-568 Broadway which property is identified as Block 184, Lots 1, 2 and 3 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 bank/Urgent Care/Body Fit)</i> <i>Presentation by Suzanne Mack, City Planner</i>
VII.	<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 Suzanne Mack, City Planner</i>
VIII.	<u>Public Hearing:</u> P-21-017 BAYVIEW JV, LLC - Site: Block 300.01, Lots 1, 2 and 3; Block 301.03, Lots 2 and 3; Block 511, Lot 1 <i>[The applicant is seeking preliminary and final major site plan and subdivision approval for the former A & P Property to develop the property with four buildings to include 1,100 residential units, 55,000 sf of commercial/retail space and 1,596 parking spaces. The existing Planet Fitness Center is to remain.]</i> <i>Michael Miceli, Esq., attorney for applicant</i>
IX.	<u>Adoption of Resolutions</u> P-21-011 EG USA, LLC - Site: 1049 Broadway; Block 45, Lot 24 P-21-007 ADAM A. ENTERPRISE, LLC – Site: 1049 Broadway; Block 24, Lots 2 and 3 P-21-015 – AINR 562-568 Broadway; Block 184, Lots 1, 2 and 3 (former bank/ Urgent Care/Body Fit) P-20-028 – RDP Avenue A/West 3rd Street/Gertrude Avenue, Avenue A/West 2nd Street and North Bay/1st – 3rd Streets; Block 332, Lots 2, 2.01, 4 and 5, Block 360, Lot 1, Block 361, Lot 12 and Block 362, Lot 3 (former Caschem)

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