



**AGENDA**  
**REGULAR MEETING**  
**CITY OF BAYONNE**  
**PLANNING BOARD**  
City Council Chambers  
630 Avenue C, Bayonne, NJ 07002  
**TUESDAY, SEPTEMBER 14, 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 Administrator  
Suzanne Mack, P.P., City Planner  
Malvika Apte, P.P., City Consulting Planner  
Robert Russo, P.E., City Engineer's Office

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| I.    | <b>Meeting called to order – Roll Call</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| II.   | <b>Pledge to the Flag</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| III.  | <b>Statement with regard to the Open Public Meetings Act/Sunshine Law</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| IV.   | <b><u>Adoption of Minutes:</u></b><br>Adoption of the minutes of the regular meeting held on July 13, 2021                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| V.    | <b><u>Communications:</u></b> <ul style="list-style-type: none"><li>• Notice to Neighboring Landowners and Municipal Authorities regarding property at Block 390, Lots 1 and RG67; Block 360, Lot 2; Block 332, Lot 3; and Block 391, Lots 1 and 2 dated August 6, 2021 for Coastal Zone Management General Permit No. 11 submitted to the NJ DEP, Division of Land Resource Protection</li><li>• Letter from Paul Weeks, Esq., attorney for project P-19-034 SUN MEN YAO at 448 Avenue E; Block 409, Lot 12 for a two-year extension for preliminary and final major site plan approval and bulk variance relief to allow the construction of a four-family house through November 12, 2021</li><li>• Letter from Jennifer Phillips Smith, Esq., attorney for project P-20-033 KRG BAYONNE URBAN RENEWAL, LLC for a one year extension to perfect the minor subdivision to subdivide a portion of the existing Lot 1 where the indoor recreational facility is located into its own lot through August 12, 2022</li></ul> |
| VI.   | <b><u>Public Hearing:</u></b><br><b>P-19-038 JOHN &amp; MARYAN, LLC - Site: 126-128 West 54<sup>th</sup> Street; Block 33, Lot 20</b><br><i>[The applicant is seeking minor subdivision approval as well as preliminary and final major site plan approval with bulk variances to subdivide the lot into two nonconforming lots and to construct two new two-family homes at the site.]</i><br><br><i>Stephen Joseph, Esq., attorney for applicant</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| VII.  | <b><u>Public Hearing:</u></b><br><b>P-19-039 JOHN &amp; MARYAN, LLC - Site: 90-92 West 45<sup>th</sup> Street; Block 84, Lot 41</b><br><i>[The applicant is seeking minor subdivision approval as well as preliminary and final major site plan approval with bulk variances to subdivide the lot into two nonconforming lots and to construct two new two-family homes on each lot.]</i><br><br><i>Stephen Joseph, Esq., attorney for applicant</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| VIII. | <b><u>Public Hearing:</u></b><br><b>P-21-015</b> - 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><br><br><i>Presentation by Suzanne Mack, City Planner</i>                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| IX.   | <b><u>Public Hearing:</u></b><br><b>P-20-028</b> - Presentation of a Redevelopment Plan for property located at Avenue A/West 3 <sup>rd</sup> Street/Gertrude Avenue, Avenue A/West 2 <sup>nd</sup> Street and North Bay/1 <sup>st</sup> – 3 <sup>rd</sup> 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

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|    | <div>to the LRHL N.J.S.A. 40A:12A-1 et seq. (<i>former Caschem</i>)</div> <div>Presentation by Suzanne Mack, City Planner</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| X. | <div><b><u>Adoption of Resolutions:</u></b></div> <div><div>1. P-19-034 SUN MEN YAO - Site: 448 Avenue E; Block 409, Lot 12</div><div>2. P-20-033 KRG BAYONNE URBAN RENEWAL, LLC – Site: Block 453.03, Lot 1</div><div>3. P-21-011 EG USA, LLC - Site: 1049 Broadway; Block 45, Lot 24</div><div>4. P-21-007 ADAM A. ENTERPRISE, LLC – Site: 1049 Broadway; Block 24, Lots 2 and 3</div><div>5. P-21-015 – AINR 562-568 Broadway; Block 184, Lots 1, 2 and 3 (<i>former bank/Urgent Care/Body Fit</i>)</div><div>6. P-20-028 – RDP Avenue A/West 3<sup>rd</sup> Street/Gertrude Avenue, Avenue A/West 2<sup>nd</sup> Street and North Bay/1<sup>st</sup> – 3<sup>rd</sup> Streets; Block 332, Lots 2, 2.01, 4 and 5, Block 360, Lot 1, Block 361, Lot 12 and Block 362, Lot 3 (<i>former Caschem</i>)</div></div> |

cc: All members

Tim Boyle

Suzanne Mack, P.P., City Planner

Madelene Medina, City Clerk

Robert Russo, P.E., City Engineer

Robert Zawistowski, B.E.C.

Malvika Apte, P.P., City Consulting Planner

Tracey Tuohy, Zoning Officer

Robert Geisler, Police Chief

Keith Weaver, Fire Chief

Richard Bielinski, Construction Official

Jersey Journal

Sharon Nadrowski, Council President

Joseph Coughlin, Fire Sub-Code Official

Star Ledger

Susan Bischoff, C.S.R.

Maureen Pona

BAY-TV