



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, NOVEMBER 9, 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

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 October 12, 2021
V.	<u>Communications:</u> • Municipal Council resolution authorizing and directing the Planning Board to prepare a Redevelopment Plan for property located at 562-568 Broadway which property is identified as Block 184, Lots 1, 2 and 3 pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (former bank/Urgent Care/Body Fit) (P-21-015) • Letter from Allyson Kriney, Parsons Project Manager, for project P-16-037 MONGROUP at 175 West 7th Street; Block 304, Lot 1 advising that a Ground Water Remedial Action Protectiveness/Biennial Certification Form and its supporting documentation is being submitted to the New Jersey Department of Environmental Protection for the former Amoco/BP Service Station #357 Site
VI.	<u>Public Hearing:</u> P-20-031 – ST. ANDREW’S ROMAN CATHOLIC CHURCH – 124 Broadway; Block 341, Lot 1.01 <i>[The applicant is seeking a courtesy review and recommendation whereas they are proposing an elevator and interior alterations to the former St. Andrew’s School and Convent]</i> <i>Phillip Lamparello, Esq., Attorney for applicant</i>
VII.	<u>Public Hearing:</u> P-21-018 – J & J BUILDERS, LLC - Site: 196-200 Avenue E; Block 458, Lots 7, 8 and 9 <i>[The applicant is seeking preliminary and final major site plan and minor subdivision approval to demolish the 2 existing residential buildings and construct a (6) six-story multi-family improvement with (40) forty units and (41) forty-one parking spaces and consolidate the three lots into a single lot.]</i> <i>Matt Posada, Esq., attorney for applicant</i>
VIII.	<u>Public Hearing:</u> P-21-013 - Presentation of a Non-condemnation Area in Need of Redevelopment Study for property identified as Block 465, Lot 1; Block 466, Lot 1, 2, 3 and 4; Block 478, Lots 1 and 1.01 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. (former Exxon Property) <i>Presentation by Suzanne Mack, City Planner</i>
IX.	<u>Adoption of Resolutions</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

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.

Gary Chmielewski
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