



AGENDA
SPECIAL MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
MONDAY, DECEMBER 6, 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 November 9, 2021
V.	<u>Communications:</u> - Letter from Peter Downham, of Roux Associates Inc., for Block 478, Lot 1 advising that the applicant has submitted a Freshwater Wetlands Letter of Interpretation to the New Jersey Department of Environmental Protection for the former Exxon property (<i>P-21-024 AINOR for former Exxon property</i>) - Letter from Peter Downham, of Roux Associates Inc., for Block 466, Lots 1, 2, 3 and 4 advising that the applicant has submitted a Freshwater Wetlands Letter of Interpretation to the New Jersey Department of Environmental Protection for the former Exxon property (<i>P-21-024 AINOR for former Exxon property</i>) - Letter from Ahmad Tamous and Adam Alexander of Bohler Engineering NJ, LLC for property located at 211-219 West 5th Street; 301.01, Lots 1 and 6 to serve as legal notification that a Flood Hazard Area Verification will be submitted to the New Jersey Department of Environmental Protection, Division of Land Use Regulation (<i>P-21-020 Bayonne Luxury Waterwalk, LLC</i>)
VI.	<u>Public Hearing:</u> P-21-021 - 7 LOWER HOOK ROAD, LLC – Site: 7 Lower Hook Road in City Block 479, Lot 1 [<i>The applicant proposes to construct a 70,350 square foot warehouse (inclusive of 1,689 square feet of accessory office space) along with ancillary improvements.</i>] <i>Lisa John-Basta, Esq. attorney for applicant</i>
VII.	<u>Public Hearing:</u> P-21-005 - Presentation of a Redevelopment Plan for property located at 1241 JFK Boulevard, JFK Boulevard and West 57th Street, 192 West 58th Street and 1241 JFK Boulevard Rear, which property is identified as Block 13, Lots 1.01, 16, 17 18 and 18 B01 constitutes a non-condemnation Area in Need of Redevelopment pursuant to the LRHL N.J.S.A. 40A:12A-1 et seq. (<i>former Marist</i>) <i>Presentation by Suzanne Mack, City Planner</i>
VIII.	<u>Adoption of Resolutions</u> P-21-018 – J & J BUILDERS, LLC - Site: 196-200 Avenue E; Block 458, Lots 7, 8 and 9 P-21-024 – Area in Need of Redevelopment Study for Block 465, Lot 9; Block 466, Lot 1, 2, 3 and 4; Block 478, Lots 1 and 1.01 (former Exxon Property)

cc: All members
Madelene Medina, City Clerk
Sharon Nadrowski, Council President
Robert Zawistowski, B.E.C.
Suzanne Mack, P.P., City Planner
Susan Bischoff, C.S.R.

Robert Russo, P.E., Consulting City Engineer
Malvika Apte, P.P. Consulting City Planner
Tracey Tuohy, Zoning Officer
Richard Bielinski, Construction Official
Joseph Coughlin, Fire Sub-Code Official
Maureen Pona

Robert Geisler, Police Chief
Keith Weaver, Fire Chief
BAY-TV
Jersey Journal
Star Ledger