



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

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 December 6, 2021
V.	<u>Reorganization:</u> • Election of Officers • Appointment of Board Personnel • Adoption of 2022 Calendar
VI.	<u>Communications:</u> • Letter from Andrew Raichle, PE dated November 27, 2021, providing administrative approval for de minimis project modifications to application P-21-008 – Mahalaxmi Flagship Urban Renewal, LLC
VII.	<u>Public Hearing:</u> P-21-022 Bayonne Equities B II Urban Renewal, LLC – Site: 9-11 West 12th Street in City Block 264, Lots 15, 16, 17 and 18 <i>[The applicant is seeking an amendment to application P-20-020 which was approved on December 8, 2020; whereas to increase the number of residential units from 100 to 128 and to increase the on-site parking from 106 to 140 spaces in this 10-story building.]</i> <i>Michael Miceli, Esq. attorney for applicant</i>
VIII.	<u>Public Hearing:</u> P-21-020 Bayonne Luxury Waterwalk, LLC – Site: 219 West 5th Street in City Block 301.01, Lot 1 and 6 <i>[The applicant is seeking preliminary and final major site plan approval to construct a six-story, with a mezzanine floor, multi-family improvement consisting of 180 units, amenities, parking and a waterfront walkway.]</i> <i>Matthew Posada, Esq. attorney for applicant</i>
IX.	<u>Adoption of Resolutions</u> • P-21-021 - 7 LOWER HOOK ROAD, LLC – Site: 7 Lower Hook Road in City Block 479, Lot 1 • P-21-008 – Mahalaxmi Flagship Urban Renewal, LLC – Site: Block 1180, Lot 1.01; Block 900, Lot 1.01; Block 1000, Lot 1.01; Roadway A and Roadway D

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