



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, FEBRUARY 8, 2022
6:00 P.M.



Karen Fiermonte (Chairperson)
Maria I. Valado (Vice-Chairperson)
Commissioners:

Mayor James M. Davis, Ramon Veloz (Mayoral Designee), Sharon Nadrowski (Secretary)
Commissioners Michael Quintela, George Becker, 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>This meeting will be conducted by electronic means in accordance with the “Senator Byron M. Baer Public Meetings Act” of 2020, which explicitly permits a public body to conduct a meeting electronically during a State of Emergency. Governor Murphy issued executive orders 103 and 107 declaring a “Public Health Emergency and State of Emergency” and directing residents to quarantine and practice social distancing.</i>
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 14, 2021
V.	<u>Communications:</u> • Notice of resignation from the Planning Board dated December 14, 2021 from Friday Mathews • Notice of resignation from the Planning Board dated January 11, 2022 from Mitesh Patel • Municipal Council resolution authorizing and directing the Planning Board to prepare a Redevelopment Plan for certain properties identified as Block 465, Lot 9; Block 466, Lots 1, 2, 3 and 4; and Block 478, Lots 1 and 1.01 on the official Tax Map of the City of Bayonne pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. <i>(former Exxon) (P-21-024)</i> • Correspondence from William J. Finnerty, Esq., attorney for application P-18-023; 673-675 Avenue E, LLC – Site: 673-675 Avenue E in City Block 94, Lot 18 requesting a one-year extension until February 8, 2023 for preliminary and final major site plan approval and bulk variance relief to allow the construction of a new three-story residential building with eight residential units with provided parking for eight cars • Letter from Michael Miceli, Esq., attorney for applicant, for P-21-019 – AMS Equities – Site: 154 Avenue E, 140 Avenue E, 132 Avenue E; Block 48, Lots 1.02 and 1.03; Block 467, Lot 23; Block 234, Lot 8.01 requesting the matter be carried to the regular meeting of the Planning Board on April 12, 2022 and be carried thereto without further notice on the part of the applicant
VI.	<u>Public Hearing:</u> P-22-003 - BAYONNE BOARD OF EDUCATION – Site: 669 Avenue A in City Block 160, Lot 1 <i>[The applicant is proposing preliminary and final major subdivision approval in order to allow the Hudson County Vocational School to construct a facility in the area where the tennis courts are presently located.]</i> <i>Philip Lamparello, Esq. attorney for applicant</i> P-22-004 – HUDSON COUNTY SCHOOLS OF TECHNOLOGY – Site: 669 Avenue A in City Block 160, Lot 1 <i>[The applicant is proposing a new two-story school building for Vo-Tech Programs where the Tennis Court area was.]</i> <i>John Dineen, Esq. attorney for applicant</i>
VII.	<u>Public Hearing:</u> P-21-019 – AMS EQUITIES, LLC – Site: 132, 140, 154, 157-163 Avenue E in City Block 458, Lots 1.02, 1.03; Block 467, Lot 23; Block 234, Lot 8.01 <i>[The applicant is proposing two multi-story mixed use buildings with 286 residential units and retail/commercial ground level with parking.]</i> <i>Michael Miceli, Esq. attorney for applicant</i>
VIII.	<u>Adoption of Resolutions</u> • P-21-022 Bayonne Equities B II Urban Renewal, LLC – Site: 9-11 W 12th Street in City Block 264, Lots 15, 16, 17 and 18 • P-18-023 673-675 Avenue E, LLC – Site: 673-675 Avenue E in City Block 94, Lot 18 • P-22-003- BAYONNE BOARD OF EDUCATION – Site: 669 Avenue A in City Block 160, Lot 1 • P-22-004 – HUDSON COUNTY SCHOOLS OF TECHNOLOGY – Site: 669 Avenue A in City Block 160, Lot 1

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