



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

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|       | <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.    | <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 special meeting held on February 8, 2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| V.    | <b><u>Communications:</u></b> <ul style="list-style-type: none"><li>• Zoning Board of Adjustment – Annual Report for Calendar Year 2021</li><li>• Municipal Council resolution authorizing and directing the Planning Board to conduct an investigation of property located at area known as 69-73 LeFante Way, which property is identified as Block 412, Lot 3, to develop a map reflecting the boundaries of the proposed non-condemnation redevelopment area and determine whether the property constitutes a non-condemnation area in need of redevelopment pursuant to the LRHL, N.J.S.A. 40A:12A-1 et seq. (P-22-006 – former Seahorse)</li><li>• Municipal Council resolution authorizing and directing the Planning Board to conduct an investigation of property located at area known as 173-179 Avenue F, which property is identified as Block 442, Lots 6, 7, 8 and 9, to develop a map reflecting the boundaries of the proposed non-condemnation redevelopment area and determine whether the property constitutes a non-condemnation area in need of redevelopment pursuant to the LRHL, N.J.S.A. 40A:12A-1 et seq. (P-22-007)</li></ul> |
| VI.   | <b><u>Public Hearing:</u></b><br><b>P-21-014</b> - Presentation of a Non-condemnation Area in Need of Redevelopment Study for property located at 70-72 Prospect Avenue, 66-68 Prospect Avenue and 62 ½ Prospect Avenue which properties are Block 449, Lots 21, 22 and 23 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.<br><div>Presentation by Suzanne Mack, City Planner</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| VII.  | <b><u>Public Hearing:</u></b><br><b>P-21-020</b> - Bayonne Luxury Waterwalk, LLC – Site: 219 West 5 <sup>th</sup> Street in City Block 301.01, Lot 1 and 6<br>[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.<br><div>Matthew Posada, Esq. attorney for applicant</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| VIII. | <b><u>Public Hearing:</u></b><br><b>P-21-028</b> – Consistency Review – “Gamal Group East Redevelopment Plan” (formerly Caschem) for the property identified as Block 361, Lot 12 and Block 362, Lot 3 as shown 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.<br><div>Presentation by Suzanne Mack, City Planner</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| IX.   | <b><u>Adoption of Resolutions</u></b> <ul style="list-style-type: none"><li>• <b>P-21-014 AINOR for 70-72 Prospect Avenue, 66-68 Prospect Avenue and 62 ½ Prospect Avenue in City Block 449, Lots 21, 22 and 23</b></li><li>• <b>P-21-028 – Consistency Review for Gamal Group East Redevelopment Plan (formerly Caschem) in City Block 361, Lot 12 and Block 362, Lot 3</b></li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

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