



AGENDA
SPECIAL MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
WEDNESDAY, MARCH 30, 2022
6:00 P.M.



<u>Karen Fiermonte (Chairperson)</u> <u>Maria I. Valado (Vice-Chairperson)</u> <u>Commissioners:</u> Mayor James M. Davis, Ramon Veloz (Mayoral Designee), Sharon Nadrowski (Secretary) Commissioners Michael Quintela, George Becker, Demyana Youssef, Thomas Maiorano

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 February 8, 2022
V.	<u>Communications:</u> • Zoning Board of Adjustment – Annual Report for Calendar Year 2021 • 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. (<i>P-22-006 – former Seahorse</i>) • 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. (<i>P-22-007</i>)
VI.	<u>Public Hearing:</u> P-22-001 1888 STUDIOS, LLC – Site: Avenue A/West 1st -3rd Streets in City Block 332, Lot 3; Block 360, Lot 2; Block 390, Lots 1 and 2 and Block 391, Lot 1 <i>[The applicant is seeking preliminary and final major site plan approval, along with minor subdivision approval to construct a motion picture and television studio complex that consists of a mix of studio sound stage buildings, mill buildings (where stages will be constructed and stored), attached office uses that will support the studio buildings, and a post-production office building. A lighting and grip building, a central utility plant, utility yard, a trash and recycling area, as well as a facilities yard will be constructed to support the studio use along with surface and four sub-surface parking structures.]</i> Matthew Posada, Esq. attorney for applicant
VII.	<u>Public Hearing:</u> P-22-002 GAURI SHANKAR FLAGSHIP URBAN RENEWAL, LLC – Site: 54 Flagship Street in City Block 751, Lot 1.06 <i>[The applicant is seeking preliminary and final major site plan approval to construct a new six-story residential building consisting of 159 units, 166 indoor and outdoor parking spaces and ground floor retail of 7, 745 square feet.]</i> Donald Pepe, Esq. attorney for applicant
VIII.	<u>Adoption of Resolutions:</u>

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 Bielsinski, Construction Official
Joseph Coughlin, Fire Sub-Code Official
Maureen Pona

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