



**AGENDA**  
**REGULAR MEETING**  
**CITY OF BAYONNE**  
**PLANNING BOARD**  
**City Council Chambers**  
**630 Avenue C, Bayonne, NJ 07002**  
**TUESDAY, APRIL 12, 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, 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

<b>I.</b>	<b>Meeting called to order – Roll Call</b>
<b>II.</b>	<b>Pledge to the Flag</b>
<b>III.</b>	<b>Statement with regard to the Open Public Meetings Act/Sunshine Law</b>
<b>IV.</b>	<b><u>Adoption of Minutes:</u></b> Adoption of the minutes of the special meeting held on March 30, 2022
<b>V.</b>	<b><u>Communications:</u></b> <ul style="list-style-type: none"> <li>• Correspondence from New Jersey Turnpike Authority dated March 7, 2022 to serve as legal notification that applications for authorizations to perform geotechnical survey borings under Freshwater Wetlands General Permit 12 (FWW GP12) and Coastal Zone Management General Permit 23 (CZM GP23) will be submitted to the NJDEP</li> <li>• Correspondence from Frank Alessi, representative for application P-18-008 PENINSULA LOFTS URBAN RENEWAL, LLC at 197-205 Avenue E; Block 221, Lots 10, 11 and 12 for a one-year extension for preliminary and final major site plan approval and bulk variance relief to construct a multifamily residential building consisting of 125 dwelling units and attached four-story parking structure containing 157 off-street parking spaces through April 21, 2023</li> <li>• Correspondence from Frank Alessi, representative for application P-18-014 SOUTH COVE COMMONS URBAN RENEWAL II, LLC &amp; SOUTH COVE COMMONS URBAN RENEWAL III, LLC at One LeFante Way; Block 412, Lots 2.021 and 2.022 for a one-year extension for preliminary and final major site plan approval and bulk variance relief for Phase I of an overall plan to construct a 23-story high-rise containing a new hotel and residential uses. The hotel will consist of 130 keys, a 30,000-square foot banquet facility and 162 residential units through April 21, 2023</li> </ul>
<b>VI.</b>	<b><u>Public Hearing:</u></b> <b>P-21-024 – Presentation of a REDEVELOPMENT PLAN</b> for property located at Block 465, Lot 9; Block 466, Lots 1, 2, 3 and 4; Block 478, Lots 1 and 1.01; P/O Block 506, Lot 2 (former Exxon/IMTT) <i>Presentation by Suzanne Mack, City Planner</i>
<b>VII.</b>	<b><u>Public Hearing:</u></b> <b>P-21-028 – Consistency Review – “GAMAL GROUP EAST REDEVELOPMENT PLAN”</b> (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. <i>Presentation by Suzanne Mack, City Planner</i>
<b>VIII.</b>	<b><u>Public Hearing:</u></b> <b>P-22-009 – BAYONNE PARTNERS URBAN RENEWAL, LLC – Site: City Block 830, Lots 1.05, 1.06, 1.07 and a portion of Memorial Boulevard</b> [The applicant is proposing five residential buildings with a total of 1,250 multi-family dwelling units, 10,000 sf of retail space, two parking structures and other amenities.] <i>Glenn Kienz, Esq. attorney for applicant</i>
<b>IX.</b>	<b><u>Public Hearing:</u></b> <b>P-21-020 – BAYONNE LUXURY WATERWALK, LLC – Site: 219 West 5<sup>th</sup> Street in City Block 301.01, Lot 1 and 6</b> [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>Matthew Posada, Esq. attorney for applicant</i>
<b>X.</b>	<b><u>Public Hearing:</u></b> <b>P-22-002 – GAURI SHANKAR FLAGSHIP URBAN RENEWAL, LLC – Site: 54 Flagship Street in City Block 751, Lot 1.06</b> [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>Don Pepe, Esq. attorney for applicant</i>

**XI. Adoption of Resolutions**

- **P-22-001 - 1888 STUDIOS, LLC – Site: Avenue A/West 1<sup>st</sup> -3<sup>rd</sup> Streets in City Block 332, Lot 3; Block 360, Lot 2; Block 390, Lots 1 and 2 and Block 391, Lot 1**
- **P-21-024 – Redevelopment Plan for property located at Block 465, Lot 9; Block 466, Lots 1,2,3 and 4; Block 478, Lots 1 and 1.01 (former Exxon/IMTT)**
- **P-21-019 – Gamal Group East Redevelopment Plan Site: Block 361, Lot 12 and Block 362, Lot 3 (formerly Caschem)**
- **P-18-008 - PENINSULA LOFTS URBAN RENEWAL, LLC at 197-205 Avenue E; Block 221, Lots 10, 11 and 12**
- **P-18-014 SOUTH COVE COMMONS URBAN RENEWAL II, LLC & SOUTH COVE COMMONS URBAN RENEWAL III, LLC at One LeFante Way; Block 412, Lots 2.021 and 2.022**

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