



AGENDA
SPECIAL MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
THURSDAY, MAY 23, 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, Thomas Maiorano, Jack Beiro, Ahmed Lack

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 May 10, 2022
V.	<u>Communications:</u> •
VI.	<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>
VII.	<u>Public Hearing:</u> P-22-005 – CENTRE STREET REDEVELOPER, LLC - Site: Block 600, Lot 1 and Block 630, Lot 1 <i>[The applicant is proposing a four-story apartment building (Building #3) with Amenity Clubhouse, Associated Parking and Ancillary 9,815 sf of retail. This is an amended application to the original application #'s P-18-020 and P-15-025.]</i> <i>Patrick J. McNamara, Esq. attorney for applicant</i>
VIII.	<u>Adoption of Resolutions:</u> • 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 <i>(site plan portion)</i> • P-21-020 - BAYONNE LUXURY WATERWALK, LLC – Site: 219 West 5th Street in City Block 301.01, Lot 1 and 6

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