



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, JUNE 14, 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 23, 2022
V.	<u>Communications:</u> • Municipal Council resolution authorizing and directing the Planning Board to re-open and consider amendments to the Peninsula at Bayonne Harbor, Peninsula at Bayonne Harbor – Harbor Station North and Peninsula at Bayonne Harbor – Harbor Station South Redevelopment Plans for properties 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-22-011, P-22-12 and P-22-013) • Municipal Council resolution authorizing and directing the Planning Board to prepare a Redevelopment Plan for certain city-owned property located directly in front and adjacent to Block 412, Lot 3 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. (P-22-006 - Seahorse Property) • Letter from Lisa John-Basta, Esq., attorney for applicant, for P-21-027 – Atlantic Cement Realty, LLC – Site: Block 481, Lots 5.02 and 5.04 requesting the matter be carried to the regular meeting of the Planning Board on August 9, 2022 and be carried thereto without further notice on the part of the applicant
VI.	<u>Public Hearing:</u> P-22-006 - Presentation of a Non-condemnation Area in Need of Redevelopment Study for property located at 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 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. (P-22-006 - former Seahorse property) <i>Presentation by Suzanne Mack, City Planner</i>
VII.	<u>Public Hearing:</u> P-22-015 – Re-open and consider amendments to the 8 th Street Rehabilitation Plan; specifically for property identified as Block 471, Lots 1 – 7 for the Bayonne Housing Authority – Oak Street Project <i>Presentation by Brian Slaugh, City of Bayonne Affordable Housing Planner</i>
VIII.	<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>
IX.	<u>Adoption of Resolutions:</u> • P-22-005 – CENTRE STREET REDEVELOPER, LLC - Site: Block 600, Lot 1; Block 630, Lot 1 • P-22-006 – AINOR – Site: 69-73 LeFante Way; Block 412, Lot 3 • P-22-015 – Amendment to the 8th Street Rehabilitation Plan for Bayonne Housing Authority – Oak Street Project

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