



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, JULY 12, 2022
6:00 P.M.



Karen Fiermonte (Chairperson)
Maria I. Valado (Vice-Chairperson)
Commissioners:

Mayor James M. Davis, Ramon Veloz (*Mayoral Designee*), Loyad Booker, Jr.
Commissioners George Becker, Michael Quintela, 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 special meeting held on June 29, 2022
V.	<u>Communications:</u> • Municipal Council resolution authorizing and directing the Planning Board to conduct a preliminary investigation to determine whether a portion of a certain property located at 250 East 22nd Street, which property is identified as Block 419, Lot 1 within the City constitutes a non-condemnation area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (<i>P-22-017</i>) • Municipal Council resolution authorizing and directing the Planning Board to re-open and consider amendments to the Redevelopment Plan for property identified as City Block 482, Lots 10 and 11, dated March 29, 2016 (a/k/a THE BAYONNE ENERGY CENTER HOOK ROAD REDEVELOPMENT PLAN) (<i>P-16-008</i>) • Municipal Council Resolution designating property located at 196A Avenue E, 196-198 Avenue E and 200 Avenue E in City Block 458, Lots 7, 8 and 9 respectively, as a non-condemnation area pursuant to the LRHL N.J.S.A. 40A:12A-1 et seq., authorizing and directing the Planning Board of the City of Bayonne to prepare a Redevelopment Plan (<i>P-19-037</i>) • Municipal Council resolution authorizing and directing the Planning Board to re-open and consider amendments to the Redevelopment Plan for property located at 219 West 5th Street identified as City Block 301.01, Lots 1 and 6, dated August 3, 2020 (Nacirema) (<i>P-19-040</i>)
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-21-023 – WOODMONT BAYONNE PHASE 2 URBAN RENEWAL, LLC – Site: West 52nd Street in City Block 37, Lot 1 [<i>The applicant proposes to construct a four-story, 85-unit apartment community with on-site parking at the former Bayer site.</i>] <i>Stephen Santola, Esq. attorney for applicant</i>
VIII.	<u>Adoption of Resolutions</u> • P-22-016 – SOUTH COVE DEVELOPMENT IV, LLC and SOUTH COVE DEVELOPMENT, LLC – Site: 191 LeFante Way in City Block 412, Lots 2.01 and 2.03

cc: All members
Madelene Medina, City Clerk
Gary LaPelusa, 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