



**AGENDA**  
**REGULAR MEETING**  
**CITY OF BAYONNE**  
**PLANNING BOARD**  
City Council Chambers  
630 Avenue C, Bayonne, NJ 07002  
**TUESDAY, AUGUST 9, 2022**  
**6:00 P.M.**



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

**Mayor James M. Davis, Ramon Veloz (Mayoral Designee), George Becker (Secretary)**  
**Commissioners Loyad Booker, Jr., 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

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| I.    | <b>Meeting called to order – Roll Call</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| II.   | <b>Pledge to the Flag</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| III.  | <b>Statement with regard to the Open Public Meetings Act/Sunshine Law</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| IV.   | <b><u>Adoption of Minutes:</u></b><br>Adoption of the minutes of the regular meeting held on July 12, 2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| V.    | <b><u>Communications:</u></b> <ul style="list-style-type: none"><li>• Notice to the Board of Court Order and Statement of Reasons affirming the Planning Board decision for Application P-21-007 - Adam A. Enterprise, LLC - Site: 1209-1211 Kennedy Boulevard in City Block 24, Lot 2</li><li>• Letter from Lisa John-Basta, Esq., for application P-21-027 ATLANTIC CEMENT, LLC Site: Block 481, Lots 5.02 and 5.04 respectfully requesting that the Planning Board consider listing this application first for a public hearing on the August 9, 2022 agenda since the application has been postponed for several months</li><li>• Correspondence dated July 28, 2022 from Chris J. Murphy, Esq., attorney for application P-22-010 PROLOGIS, LP – Site: 148 East 5<sup>th</sup> Street; Block 359, Lot 7, requesting to carry the matter to a Special Meeting on Monday, August 22, 2022 without further notice on the part of the applicant</li><li>• Correspondence dated July 28, 2022 from Shan-Pei Fanchiang, PE, Senior Project Manager for application P-21-023 WOODMONT BAYONNE PHASE 2 URBAN RENEWAL, LLC – Site: West 52<sup>nd</sup> Street; Block 37, Lot 1, requesting an announcement be made that this matter will be carried to the Special Meeting on Monday, August 22, 2022 without further notice on the part of the applicant</li></ul> |
| VI.   | <b>APPOINTMENT OF NEW SECRETARY</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| VII.  | <b><u>Public Hearing:</u></b><br><b>P-22-020</b> – Bayonne Housing Authority of the City of Bayonne Courtesy Application for BHA Oak Street Development; property located at 7 Oak Court West; Block 471, Lots 1-7 <i>[The applicant proposes a six (6) story building consisting of a two (2) story interior parking deck and the other four (4) stories to contain forty (40) residential apartments; twenty (20) will be reserved for senior citizens and twenty (20) will be reserved for residents with developmental disabilities.]</i><br><i>Paul Weeks, Esq, Attorney for the Applicant</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| VIII. | <b><u>Public Hearing:</u></b><br><b>P-22-006</b> – Consistency Review of a Redevelopment Plan for the property located at 69-73 LeFante Way which property is identified as Block 412, 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. <b>(formerly Seahorse)</b><br><i>Presentation by Suzanne Mack, City Planner</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| IX.   | <b><u>Public Hearing:</u></b><br><b>P-21-027</b> – ATLANTIC CEMENT REALTY, LLC– Site: Block 481, Lots 5.02 and 5.04 <i>[The applicant is seeking preliminary and final major site plan approval to construct a two-story, 13,016 square foot warehouse building with roof terrace, ancillary improvements and in-water design features (including a mooring device). Phase II of this project includes the construction of a 185' silo for which preliminary approval is being sought.]</i><br><i>Lisa John-Basta, Esq. attorney for applicant</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

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| X.    | <p><b><u>Public Hearing:</u></b><br/><b>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</b> <i>[The applicant is proposing two multi-story mixed use buildings with 286 residential units and retail/commercial ground level with parking.]</i></p> <p><i>Michael Miceli, Esq. attorney for applicant</i></p> |
| XI.   | <p><b><u>Public Hearing:</u></b><br/><b>P-21-023 – WOODMONT BAYONNE PHASE 2 URBAN RENEWAL, LLC – Site: West 52<sup>nd</sup> Street in City Block 37, Lot 1</b> <i>[The applicant proposes to construct a four-story, 85-unit apartment community with on-site parking at the former Bayer site.]</i></p> <p><i>Stephen Santola, Esq. attorney for applicant</i></p>                                           |
| XII.  | <p><b><u>Public Hearing:</u></b><br/><b>P-22-010 – PROLOGIS, LP – Site: 148 East 5<sup>th</sup> Street; Block 359, Lot 7</b> <i>[The applicant is seeking preliminary and final major site plan approval for warehouse facility improvements.]</i></p> <p><i>Chris J. Murphy, Esq Attorney for the Applicant</i></p>                                                                                          |
| XIII. | <p><b><u>Adoption of Resolutions:</u></b></p> <ul style="list-style-type: none"><li>• <b>P-21-028 – Consistency Review of a Redevelopment Plan for 69-73 LeFante Way; Block 412, Lot 3 (former Seahorse property)</b></li><li>• <b>P-22-020 – BHA Oak Street Development for 7 Oak Court West; Block 471, Lots 1-7</b></li></ul>                                                                              |

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