



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, JANUARY 11, 2022
6:00 P.M.



Karen Fiermonte, Chairperson
Maria I. Valado, Vice-Chairperson
Commissioners:
Honorable James Davis Mayor, Sharon Nadrowski, Secretary
Commissioners Michael Quintela, Mitesh R. Patel, George Becker, Demyana Youssef

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 December 14, 2021
V.	<u>Communications:</u> • Notice of resignation from the Planning Board dated December 14, 2021 from Friday Mathews • Municipal Council resolution authorizing and directing the Planning Board to prepare a Redevelopment Plan for certain properties identified as Block 465, Lot 9; Block 466, Lots 1, 2, 3 and 4; and Block 478, Lots 1 and 1.01 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>(former Exxon) (P-21-024)</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-21-014 - Presentation of a Non-condemnation Area in Need of Redevelopment Study for property located at 70-72 Prospect Avenue, 66-68 Prospect Avenue and 62 ½ Prospect Avenue which properties are Block 449, Lots 21, 22 and 23 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. <i>Presentation by Suzanne Mack, City Planner</i>
VIII.	<u>Public Hearing:</u> P-21-028 – Consistency Review – “Gamal Group East Redevelopment Plan” (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>
IX.	<u>Adoption of Resolutions</u> • P-21-022 Bayonne Equities B II Urban Renewal, LLC – Site: 9-11 W 12th Street in City Block 264, Lots 15, 16, 17 and 18 • P-21-014 AINOR for 70-72 Prospect Avenue, 66-68 Prospect Avenue and 62 ½ Prospect Avenue in City Block 449, Lots 21, 22 and 23 • P-21-028 Gamal Group East Redevelopment Plan (formerly Caschem) for Block 361, Lot 12 and Block 362, Lot 3

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