



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, DECEMBER 13, 2022
6:00 P.M.



<u>Karen Fiermonte (Chairperson)</u> <u>Maria I. Valado (Vice-Chairperson)</u> <u>Commissioners:</u> Mayor James M. Davis, Ramon Veloz (<i>Mayoral Designee</i>), 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

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 October 11, 2022
V.	<u>Reorganization:</u> • Election of Officers • Appointment of Board Personnel • Adoption of 2023 Calendar
VI.	<u>Communications:</u> • <i>P-22-002</i> - Letter from Andrew Raichle, PE, Matrix New World Engineering, Inc., and Suzanne Mack, City Planner dated December 2, 2022 providing Administrative Authorization for the interim/temporary use request determination, proposal to operate a temporary construction materials storage yard on the premises at portions of Harbor Station South Redevelopment District in City block 751, Lots 1.07 and 1.10 and portions of mapped rights-of-way • <i>P-18-011</i> - Letter from Andrew Raichle, PE, Matrix New World Engineering, Inc., dated November 7, 2022, providing Post-Resolution Compliance Submittal Approval for Architectural Garage Screening on property located in City Block 720, Lot 1 and Block 790, Lot 1 • <i>P-20-019</i> – Correspondence from Michael Miceli, Esq. dated December 2, 2022 for the application named 17 AVENUE E URBAN RENEWAL, LLC, located at 9-15 Avenue E and 22 East 10th Street in City Block 278, Lots 2, 3 and 4 for a one-year extension for preliminary and final major site plan approval and bulk variance relief to allow the construction of a (6) six-story multifamily residential building with 70 residential units and 70 parking spaces through December 31, 2023
VII.	<u>Public Hearing:</u> P-22-006 – Presentation of a Redevelopment Plan for 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. (formerly Seahorse) <i>Presentation by Suzanne Mack, City Planner</i>
VIII.	<u>Public Hearing:</u> P-22-026 – BRIDGE POINT BAYONNE, LLC - Site: 63-67 New Hook Road; Block 416, Lot 3 [The applicant is seeking preliminary and final major site plan approval and waiver to demolish the existing improvements and to construct a new one-story speculative industrial building for warehousing use.] <i>Matthew Posada, Esq - Attorney for the Applicant</i>
IX.	<u>Public Hearing:</u> P-19-038 – JOHN & MARYAN, LLC - Site: 126-128 West 54th Street; Block 33, Lot 20 [The applicant is seeking minor subdivision approval as well as preliminary and final major site plan approval with bulk variances to subdivide the lot into two nonconforming lots and to construct two new two-family homes at the site.] <i>Stephen Joseph, Esq - Attorney for the Applicant</i>

X.	<u>Public Hearing:</u> P-19-039 – JOHN & MARYAN, LLC - Site: 90-92 West 45th Street; Block 84, Lot 41 <i>[The applicant is seeking minor subdivision and preliminary and final major site plan approval with bulk variances to allow the property to be subdivided into two nonconforming lots and the construction of two new two-family homes on each lot.]</i> <i>Stephen Joseph, Esq - Attorney for the Applicant</i>
XI.	<u>Adoption of Resolutions:</u> • P-22-002 – Administrative Authorization - Site: Block 751, Lots 1.07 and 1.10 • P-18-011 – Administrative Authorization - Site: Block 720, Lot 1 and Block 790, Lot 1 • P-20-019 – One-year Extension – Site: • P-22-006 – Redevelopment Plan for 69-73 LeFante Way; Block 412, Lot 3 • P-22-008 – DANOI RESIDENCE URBAN RENEWAL, LLC – Site: 1099-1105 AVENUE C and 66-68 WEST 54th STREET; Block 34, Lots 26, 27, 28, 29 and 30 • P-22-021 – DUKE REALTY BAYONNE DEVELOPMENT, LLC - Site: East 22nd Street and Hook Road; Block 466, Lot 1; Block 465, Lot 9

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
Joseph Benkert, Acting Construction Official
Joseph Coughlin, Fire Sub-Code Official
Maureen Pona

Robert Geisler, Police Chief
Keith Weaver, Fire Chief
BAY-TV
Jersey Journal
Star Ledger