



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, JANUARY 10, 2023
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

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 13, 2022
V.	<u>Communications:</u> • Zoning Board of Adjustment – Annual Report for Calendar Year 2022 • Letter dated December 5, 2022 from Vencon Developers, LLC (Applicant) – Site: 1-3 and 5 Meadow Street; Block 460, Lots 1 and 2, where the applicant is advising that they will not move forward with this project since they sold the property and are requesting to rescind the Board approval (<i>P-17-019</i>) • Letter dated December 21, 2022 from Antonio Suarez (Applicant) for P-19-033 211-217 Broadway, LLC – Site: 211-217 Broadway; Block 305, Lot 20, where the applicant is requesting an extension until January 31, 2024 (<i>P-19-033</i>) • Municipal Council Resolution Authorizing and Directing the Planning Board to conduct a preliminary investigation to determine whether property known as Block 332, Lots 1, 6 and 7; Block 333.01, Lot 7; and Block 373, Lots 1, 2, 13 and 14 within the City constitute 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. and authorizing the preparation of a redevelopment plan for the property (<i>P-22-034</i>) • Municipal Council Resolution Authorizing and Directing the Planning Board to re-open and consider an amendment to the 69-71 Hook Road Redevelopment Plan for properties known as Block 416, Lots 1.01 and 2.01 (formerly Block 416, Lots 1 and 2) within the City constitute 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. and authorizing the preparation of a redevelopment plan for the property (<i>P-17-034</i>) • Municipal Council resolution authorizing and directing the Planning Board to re-open and consider an amendment to the 8th Street Rehabilitation Plan for properties identified as Block 206, Lots 1, 2, 3 and 4 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. (<i>P-10-001</i>) (<i>Block is incorrectly noted as 206, correct Block is 306</i>) • Municipal Council Resolution Authorizing and Directing the Planning Board to conduct a preliminary investigation to determine whether properties located in the CONSTABLE HOOK WEST AND EAST SIDE REDEVELOPMENT STUDY AREAS within the City constitute a non-condemnation area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12-1 et seq. (<i>no application number yet</i>)
VI.	<u>Public Hearing:</u> P-21-024 – Presentation of the CENTRAL CONSTABLE HOOK REDEVELOPMENT PLAN for property identified as Block 465, Lot 9; Block 466, Lots 1, 2, 3 and 4 and Block 478, Lots 1 and 1.01 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. (Exxon/IMTT) <i>Presentation by Suzanne Mack, City Planner</i>

VII.	<u>Public Hearing:</u> P-22-026 – BRIDGE POINT BAYONNE, LLC - Site: 63-67 New Hook Road; Block 416, Lot 3 <i>[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> <i>Matthew Posada, Esq - Attorney for the Applicant</i>
VIII.	<u>Public Hearing:</u> P-22-027 – 1888 STUDIOS, LLC - Site: Block 332, Lot 3; Block, Lot 2; Block 390, Lots 1 and 2; Block 391, Lot 1 <i>[The applicant is seeking amended preliminary and final major site plan approval to reconfigure the previously approved site layout, eliminate the previously approved underground parking spaces/structures, eliminate the screening/post-production office building, eliminate the creative office building and eliminate the central utility plant and associated utility yard. The previously approved stage buildings have been reconfigured in size and location for use optimization and better site circulation to meet the anticipated needs of the motion picture and television studio complex.]</i> <i>Matthew Posada, Esq - Attorney for the Applicant</i>
IX.	<u>Adoption of Resolutions:</u> • P-19-038 – JOHN & MARYAN, LLC - Site: 126-128 West 54th Street; Block 33, Lot 20 • P-19-039 – JOHN & MARYAN, LLC - Site: 90-92 West 45th Street; Block 84, Lot 41 • P-17-019 – VENCON DEVELOPERS, LLC – Site: 1-3 and 5 Meadow Street; Block 460, Lots 1 and 2 (rescinding approval) • P-21-024 –CENTRAL CONSTABLE HOOK REDEVELOPMENT PLAN Site: Block 465, Lot 9; Block 466, Lots 1, 2, 3 and 4 and Block 478, Lots 1 and 1.01 • P-19-033 – 211-217 BROADWAY, LLC – Site: 211-217 Broadway; Block 305, Lot 20 (extension)

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