



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, FEBRUARY 14, 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 previous regular meetings
V.	<u>Communications:</u> Letter dated January 19, 2023 from Emad S. Lawandi, Esq., for P-18-023 – 673-675 Avenue E, LLC Site: 673-675 Avenue E; Block 94, Lot 18, where the applicant is requesting an extension until September 11, 2023 (P-18-023)
VI.	<u>Public Hearing:</u> P-22-017 - Presentation of a Non-condemnation Area in Need of Redevelopment Study for property located at 250 East 22 nd Street in City Block 419, Lot 1 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>(Bayonne Energy Center III)</i> <i>Presentation by Suzanne Mack, City Planner</i>
VII.	<u>Public Hearing:</u> P-17-034 – Presentation of an Amended and Restated Redevelopment Plan to the 69-71 New Hook Road Redevelopment Plan for property identified as 69-71 New Hook Road in City Block 416, Lots 1 and 2 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>
VIII.	<u>Public Hearing:</u> P-22-018 – OM GANESH, LLC – Site: Chosin Few Way; Block 751, Lot 1.15 <i>[The applicant is seeking preliminary and final major site plan approval for Phase I of the overall development of Lot 1.15; construction of a single 26-story tower with 281 residential units and a six-story structured parking facility for 565 spaces. Although not consistent with the approved GDP, the present application will be accompanied by a new GDP relating exclusively to Block 1.15, 1.11 and 1.14.]</i> <i>Donald Pepe, Esq. Attorney for the Applicant</i>
IX.	<u>Adoption of Resolutions:</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 P-22-017 – AINOR for 250 East 22nd Street – Site: Block 419, Lot 1 (Bayonne Energy Center III) P-17-034 – Amendment to the Redevelopment Plan – Site: Block 416, Lots 1 and 2 P-18-023 – Extension for 673-675 Avenue E, LLC - Site: 673-675 Avenue E; Block 94, Lot 18
X.	<u>Executive Session: (as needed)</u> As needed to discuss litigation, personnel or other matters.

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