



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, MARCH 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
Robert Russo, P.E., City Engineer's Office
Brian M. Slaugh, P.P., AICP, City Consulting Planner

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 special meeting held on February 22, 2023
V.	<u>Communications:</u> - Letter dated March 3, 2023 from Donald M. Pepe, Esq. – 101 BAYONNE, LLC – Site: 101 East 2nd Street; Block 359, Lot 4.03, where the applicant is requesting the matter be carried to the regular meeting to be held on April 11, 2023 (<i>P-22-025</i>) - Letter from Charles J. Harrington III, Esq. requesting an extension for Ram Development, LLC Site: 130-134 Avenue F, East 23rd Street; Block 450, Lot 1.01 and 37-41 Mechanic Street; Block 450, Lots 1, 10.01, 10.02, 22, 23 and 24 until August 11, 2024 (<i>P-20-004</i>) - Municipal Council Resolution designating a portion of the property located at 250 East 22nd Street and designating as a portion of Block 419, Lot 1 as a non-condemnation area pursuant to the LRHL N.J.S.A. 40A:12A-1 et seq., and authorizing and directing the Planning Board of the City of Bayonne to prepare a Redevelopment Plan (<i>Bayonne Energy Center III – P-16-008</i>) - Municipal Council resolution authorizing and directing the Planning Board to re-open and consider amendments to the “Amended and Restated Scattered Site Redevelopment Plan, NJ Transit 34th Street Station, City Block 404, Lots 1, 2 and 3 and Block 408, Lots 1 and 2, dated March 5, 2019” (<i>a.k.a. Amended Scattered Site RDP - P-13-001</i>) <i>Please note: Correct block is 407 (not 404) and correct date is March 12, 2019 (not March 5, 2019)</i> - Municipal Council resolution authorizing and directing the Planning Board to conduct a preliminary investigation to determine whether a portion of a certain property located at 21-29, 35 and 37 West 25th Street which property is identified as Block 183, Lots 5, 6 and 8.01 within the City constitutes 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. (<i>The Forum Fitness Club - P-23-005</i>) - Municipal Council resolution authorizing and directing the Planning Board to conduct a preliminary investigation to determine whether a portion of a certain property located at 431-433 Broadway, 435-437 Broadway, 10-12 West 20th Street and 11-13 West 19th Street which property is identified as Block 220, Lots 18, 23, 24, 25 and 26 within the City constitutes 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. (<i>Bayonne Go Cart/ Jackson Hewitt/Retro Fitness - P-23-006</i>)
VI.	<u>Public Hearing:</u> P-10-001 (subfolder) - Presentation of an Amended and Restated Sub-area Plan of the 8 th Street Station Rehabilitation Area Plan for property identified as 17-29 Evergreen Street, 219, 221 and 223 Orient Street in City Block 306, Lots 1, 2, 3 and 4 respectively 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>Bergen Point 69kV Class H Substation</i>) <i>Presentation by Brian Slaugh, consulting City Planner</i>

VII.	<u>Public Hearing:</u> P-22-025 – 101 BAYONNE, LLC – Site: 101 East 2nd Street; Block 359, Lot 4.03 <i>[The applicant is seeking preliminary and final major site plan approval to construct an addition to an existing warehouse.]</i> Donald M. Pepe, Esq Attorney for the Applicant
VIII.	<u>Public Hearing:</u> P-22-032 – QOZ PROSPECT PROPERTY URBAN RENEWAL, LLC – Site: 33 Prospect Avenue; Block 455, Lot 1.01 <i>[The applicant is seeking preliminary and final major site plan approval to construct an addition to an existing warehouse.]</i> Michael Miceli, Esq Attorney for the Applicant
IX.	<u>Adoption of Resolutions:</u> • P-22-018 – OM GANESH, LLC – Site: Chosin Few Way; Block 751, Lot 1.15 • P-22-004 – RAM DEVELOPMENT, LLC – Site: 130-134 Avenue F, East 23rd Street; Block 450, Lot 1.01 and 37-41 Mechanic Street; Block 450, Lots 10.01, 10.02, 22, 23 and 24 until August 11, 2024 (extension)
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
Brian M. Slauch, PP, AICP Consulting City Planner
Tracey Tuohy, Zoning Officer
Joseph Benkert, Construction Official
Joseph Coughlin, Fire Sub-Code Official
Maureen Pona

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