



**AGENDA**  
**REGULAR MEETING**  
**CITY OF BAYONNE**  
**PLANNING BOARD**  
City Council Chambers  
630 Avenue C, Bayonne, NJ 07002  
**TUESDAY, APRIL 11, 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

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| I.    | <b>Meeting called to order – Roll Call</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| II.   | <b>Pledge to the Flag</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| III.  | <b>Statement with regard to the Open Public Meetings Act/Sunshine Law</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| IV.   | <b><u>Adoption of Minutes:</u></b><br>Adoption of the minutes of the regular meeting held on March 14, 2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| V.    | <b><u>Communications:</u></b> <ul style="list-style-type: none"><li>Letter from Michael Miceli, Esq. dated March 7, 2023 requesting an extension for 746 AVE E BAYONNE URBAN RENEWAL, LLC - Site: 736-742 Avenue E; Block 393, Lots 3,4 and 5 through and including May 12, 2024 <b>(P-19-045)</b></li><li>Letter from Matthew P. Posada, Esq. dated March 10, 2023 requesting an extension for ADAM A. ENTERPRISE, LLC - Site: 1207, 1209-1211 John F. Kennedy Boulevard; Block 24, Lots 2 and 3 through and including September 14, 2024 <b>(P-21-007)</b></li><li>Letter from Matthew P. Posada, Esq. dated March 10, 2023 requesting an extension for J &amp; J BUILDERS, LLC - Site: 196-200 Avenue E; Block 458, Lot 7 through and including December 6, 2024 <b>(P-21-018)</b></li><li>Municipal Council Resolution authorizing and directing the Planning Board to re-open and consider amendments to the “Redevelopment Plan Marist” for the property identified as Block 13, Lots 1.01, 16, 17, 18 and 18 B01 pursuant to the LRHL N.J.S.A. 40A:12A-1 et seq., <b>(Marist Redevelopment Plan – P-21-005)</b></li></ul> |
| VI.   | <b><u>Public Hearing:</u></b><br><b>P-22-025 – 101 BAYONNE, LLC – Site: 101 East 2<sup>nd</sup> Street; Block 359, Lot 4.03</b> <i>[The applicant is seeking preliminary and final major site plan approval to construct an addition to an existing warehouse.]</i><br><div>Donald M. Pepe, Esq Attorney for the Applicant</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| VII.  | <b><u>Public Hearing:</u></b><br><b>P-23-004 – LINK LOGISTICS REAL ESTATE – Site: 69-73 LeFante Way; Block 412, Lot 3</b> <i>[The applicant is seeking preliminary and final major site plan approval to redevelop the property in accordance with the Redevelopment Plan to construct a warehouse distribution facility.]</i><br><div>Jason Tuval, Esq Attorney for the Applicant</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| VIII. | <b><u>Public Hearing:</u></b><br><b>P-21-005 – MARIST REDEVELOPMENT PLAN</b> - Presentation of an Amended Redevelopment Plan for Block 13, Lots 1.01, 16, 17, 18 and 18 B01 pursuant to the LRHL, N.J.S.A. 40A:12A-1 et seq.<br><div>Presentation by Suzanne Mack, City Planner</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| IX.   | <b><u>Adoption of Resolutions:</u></b> <ul style="list-style-type: none"><li><b>P-21-005 – RDP for Block 13, Lots 1.01, 16, 17, 18 and 18 B01 (Marist RDP Amendment)</b></li><li><b>P-22-018 – OM GANESH, LLC – Site: Chosin Few Way; Block 751, Lot 1.15</b></li><li><b>P-22-032 – QOZ PROSPECT PROPERTY URBAN RENEWAL, LLC – Site: 33 Prospect Avenue; Block 455, Lot 1.01</b></li><li><b>P-19-045 - 746 Ave E Bayonne Urban Renewal, LLC - Site: 736-742 Avenue E; Block 393, Lots 3,4 and 5</b></li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

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|    | <ul style="list-style-type: none"><li>• <b>P-21-007 - ADAM A. ENTERPRISE, LLC - Site: 1207, 1209-1211 John F. Kennedy Boulevard; Block 24, Lots 2 and 3</b></li><li>• <b>P-21-018 - J &amp; J BUILDERS, LLC - Site: 196-200 Avenue E; Block 458, Lot 7</b></li><li>• <b>P-21-019 – AMS EQUITIES, LLC - Site: 157-163 Avenue E, 132 Avenue E, 140 Avenue E, 154 Avenue E; Block 234, Lot 8.01; Block 467, Lot 23; Block 458, Lots 1.02 and 1.03 until September 13, 2023 (<i>amended resolution of extension for subdivision portion</i>)</b></li></ul> |
| X. | <b><u>Executive Session: (as needed)</u></b><br>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

Robert Russo, P.E., Consulting City Engineer  
Brian M. Slaugh, PP, AICP Consulting City Planner  
Tracey Tuohy, Zoning Officer  
Joseph Benkert, Construction Official  
Joseph Coughlin, Fire Sub-Code Official

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