



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, MAY 9, 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 regular meeting held on April 11, 2023
V.	<u>Communications:</u>
VI.	<u>Public Hearing:</u> P-22-034 - Presentation of an Non-condemnation Area in Need of Redevelopment Study for property located at Block 332, Lots 1, 6 and 7; Block 333.01, Lot 7; Block 373, Lots 1, 2, 13 and 14 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 in pursuant to the LRHL, N.J.S.A. 40A:12A-1 et seq. (<i>White Glove/Avenue A</i>) <i>Presentation by Suzanne Mack, City Planner</i>
VII.	<u>Public Hearing:</u> P-22-017 - Presentation of a Redevelopment Plan for property located at 250 East 22 nd Street in City Block 419, Lot 1 pursuant to the LRHL, N.J.S.A. 40A:12A-1 et seq. (<i>BEC III</i>) <i>Presentation by Suzanne Mack, City Planner</i>
VIII.	<u>Public Hearing:</u> P-23-006 - Presentation of an Non-condemnation Area in Need of Redevelopment Study for property located at 431-437 Broadway, 11-13 West 19 th Street, 10-12 West 20 th Street in City Block 220, Lots 18, 23, 23, 25 and 26 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 in pursuant to the LRHL, N.J.S.A. 40A:12A-1 et seq. (<i>Bayonne Go-Cart/Retro Fitness</i>) <i>Presentation by Suzanne Mack, City Planner</i>
IX.	<u>Public Hearing:</u> P-22-033 – BAYONNE LUXURY WATERWALK, LLC – Site: 219 West 5th Street in City Block 301.01, Lots 1 and 6 [<i>The applicant is seeking final major site plan approval to construct a six-story building (with a mezzanine floor) multi-family improvement consisting of 180 units, amenities, parking and a waterfront walkway.</i>] <i>Matthew P. Posada, Esq. attorney for applicant</i>
X.	<u>Public Hearing:</u> P-22-030 – REMO FERRARO – Site: 755 Avenue E in City Block 72, Lot 8 [<i>The applicant is seeking to construct a new three-family residential building with bulk variances for lot area, building height, front yard setback, rear yard setback and parking.</i>] <i>Paul N. Weeks, Esq. attorney for applicant</i>
XI.	<u>Public Hearing:</u> P-22-029 – 197 AVENUE E URBAN RENEWAL, LLC – Site: 197 Avenue E in City Block 221, Lot 12.01 [<i>The applicant is proposing an 11-story mixed use building with 250 residential units, 250 parking spaces, ground floor retail/commercial with bulk variance requests for lot width and lot coverage.</i>] <i>Michael Miceli, Esq. attorney for applicant</i>
XII.	<u>Adoption of Resolutions:</u> • P-22-025 – 101 BAYONNE, LLC – Site: 101 East 2nd Street; Block 359, Lot 4.03 • P-23-004 – LINK LOGISTICS REAL ESTATE – Site: 69-73 LeFante Way; Block 412, Lot 3 • P-23-006 – AINOR for 431-437 Broadway, 11-13 West 19th Street, 10-12 West 20th Street in City Block 220, Lots 18, 23, 23, 25 and 26 (<i>Bayonne Go-Cart/Retro Fitness</i>)
XIII.	<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. Slaugh, 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