AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, JUNE 13, 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.	**Adoption of Minutes:** Adoption of the minutes of the regular meetings held on April 11, 2023 and May 9, 2023
V.	**Communications:** • Communication from Michael Miceli, Esq. dated May 8, 2023 requesting an extension for Parkview Realty Urban Renewal, LLC & RAM Development, LLC & Lehigh Realty Co., Inc. Site: 101 East 23rd Street in City Block 445, Lot 1.01; Block 450, Lots 1, 10.01, 10.02, 22, 23 & 24 and Block 451, Lots 1.01 and 2.05 until May 1, 2024 ***(P-20-002)*** • Communication from Michael Miceli, Esq. dated March 7, 2023 requesting an extension for 746 Avenue E Bayonne Urban Renewal, LLC Site: 736-742 Avenue E in City Block 393, Lots 3, 4 and 5 until May 12, 2024 ***(P-19-045)*** • Municipal Council resolution authorizing and directing the Planning Board to re-open and consider an amendment to the 8th Street Rehabilitation Plan for certain property located at 218-220 Broadway; Block 319, Lot 26 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. (*former Delta Gas Station)* ***(P-20-021)*** • Municipal Council resolution authorizing and directing the Planning Board to prepare a Redevelopment Plan for certain city-owned property located at 431-437 Broadway, 11-13 West 19th Street,10-12 West 20th Street in City Block 220, Lots 18, 23, 23, 25 and 26 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. *(Bayonne Go-Cart/Retro Fitness)****(P-23-006)*** • Municipal Council resolution authorizing and directing the Planning Board to conduct a preliminary investigation to determine whether property known as 28-34 East 22nd Street in City Block 212, Lots 30, 31 and 32 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 *(Fryczynski Funeral Home)* ***(P-23-012)*** • Municipal Council resolution authorizing and directing the Planning Board to conduct a preliminary investigation to determine whether property known as 361-363, 365-371 and 373 Kennedy Boulevard in City Block 262, Lots 7, 8 and 9 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 *(12th Street and JFK Blvd)* ***(P-23-013)***
VI.	**Public Hearing:** **P-22-029 – 197 AVENUE E URBAN RENEWAL, LLC – Site: 197 Avenue E in City Block 221, Lot 12.01** *[The applicant is proposing an 13 -story building with 250 residential units, 250 parking spaces, ground floor retail/commercial with bulk variance requests for lot width and lot coverage.]* *Michael Miceli, Esq. attorney for applicant*
VII.	**P-20-021** Presentation of a Redevelopment Plan for property located at 218-222 Broadway in City Block 319, Lot 26 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. *Presentation by Suzanne Mack, City Planner*

VIII.	**Public Hearing:** **P-23-008 – 326 BROADWAY STREET, LLC – Site: 326 Broadway in City Block 247, Lot 57** *[The applicant is seeking preliminary and final major site plan approval to construct a new, 5-story mixed use building on the existing vacant lot to include one ground-level retail space and two (2) two-bedroom apartments on each of the next four stories thus creating a use of 1 commercial and 8 residential units with three variances sought for rear yard setback, minimum lot frontage and parking.]* *Paul Kapish, Esq. attorney for applicant*
IX.	**Public Hearing:** **P-23-009 – 48 EVERGREEN PARTNERS, LLC – Site: 48 Evergreen Street in City Block 321, Lot 37.01** *[The applicant is seeking minor subdivision and preliminary and final major site plan approval to construct two two-family homes on each new parcel, with bulk variance relief being requested for lot area, lot frontage and number of stories.]* *John Zucker, Esq. attorney for applicant*
X.	**Public Hearing:** **P-23-014 – CITY OF BAYONNE – Site: Located on Goldsborough Drive in City Block 830, Lot 2** *[Courtesy Review: the City is seeking minor subdivision approval to subdivide one lot (Lot 2) into two new lots (proposed lots 2.01 and 2.02]* *Andrew Raichle, PE*
XI.	**Public Hearing:** **P-23-015 – CITY OF BAYONNE – Site: Located on Goldsborough Drive in City Block 830, Lot 3** *[Courtesy Review: the City is seeking minor subdivision approval to subdivide one lot (Lot 3) into two new lots (proposed lots 3.01 and 3.02]* *Andrew Raichle, PE*
XII.	**Public Hearing:** **P-23-016 – CITY OF BAYONNE – Site: Located on Goldsborough Drive in City Block 830, Lot 4** *[Courtesy Review: the City is seeking minor subdivision approval to subdivide one lot (Lot 4) into two new lots (proposed lots 4.01 and 4.02]* *Andrew Raichle, PE*
XIII.	**Adoption of Resolutions:** • **P-22-033 – BAYONNE LUXURY WATERWALK, LLC – Site: 219 West 5th Street in City Block 301.01, Lots 1 and 6** • **P-22-030 – REMO FERRARO – Site: 755 Avenue E in City Block 72, Lot 8** • **P-23-014 – Courtesy Review - City Subdivision** • **P-23-015 – Courtesy Review - City Subdivision** • **P-23-016 – Courtesy Review - City Subdivision** • **P-20-002 - Parkview Realty Urban Renewal, LLC & RAM Development, LLC & Lehigh Realty Co., - Site: Site: 101 East 23rd Street in City Block 445, Lot 1.01; Block 450, Lots 1, 10.01, 10.02, 22, 23 & 24 and Block 451, Lots 1.01 and 2.05** ***(extension until May 1, 2024)*** • **P-19-045 – 746 AVENUE E BAYONNE URBAN RENEWAL, LLC – Site: 736-742 Avenue E in City Block 393, Lots 3, 4 and 5** ***(extension until May 12, 2024)***
XIV.	**Executive Session:** ***(as needed)*** 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