



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

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 June 13, 2023
V.	<u>Public Hearing:</u> P-22-034 - Presentation of an Non-condemnation Area in Need of Redevelopment Study for property located at Newark Bay – 1 st to 3 rd Streets, 4-22 Avenue A, 233-243 and 247-251 West 1 st Street, and 218-222 West 2 nd Street in City 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>
VI.	<u>Public Hearing:</u> P-20-031 - Presentation of a Redevelopment Plan for property located at 107 and 111 Avenue F, 86 East 22 nd Street, 88 East 22 nd Street, 90 East 22 nd Street, and 92 East 22 nd Street, in City Block 456, Lots 7, 8.01, 8.02, 8.03, 9 and 10 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 Brian Slaugh, consulting City Planner</i>
VII.	<u>Public Hearing:</u> P-19-036 - Presentation of a Redevelopment Plan for property located at 94-102, 104-106, 108 Avenue F, and 101 East 21 st Street in Block 457.01, Lots 2, 3, 4, and 5 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>Samson Tank</i>) <i>Presentation by Brian Slaugh, consulting City Planner</i>
VIII.	<u>Public Hearing:</u> P-23-008 – 326 BROADWAY STREET, LLC – Site: 326 Broadway in City Block 247, Lot 57 [<i>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.</i>] <i>Paul Kapish, Esq. attorney for applicant</i>
IX.	<u>Public Hearing:</u> P-23-011 – 490 AVENUE REALTY, LLC – Site: 490 Avenue C in City Block 210, Lot 44 [<i>The applicant is seeking preliminary and final major site plan approval along with bulk variances to construct a two-story addition for two new residential units, thus creating a total of three residential units and one (existing) ground floor commercial space.</i>] <i>Paul N. Weeks, Esq. attorney for applicant</i>
X.	<u>Adoption of Resolutions:</u> • P-22-029 – 197 AVENUE E URBAN RENEWAL, LLC – Site: 197 Avenue E; Block 221, Lot 12.01 • P-23-009 – 48 EVERGREEN PARTNERS, LLC – Site: 48 Evergreen Street; Block 321, Lot 37.01 • P-20-031 – Redevelopment Plan – Site: 107 and 111 Avenue F, 86 East 22nd Street, 88 East 22nd Street, 90 East 22nd Street, and 92 East 22nd Street in City Block 456, Lots 7, 8.01, 8.02, 8.03, 9 and 10 • P-19-036 – Redevelopment Plan – Site: 94-102, 104-106, and 108 East 21st Street in City Block 457.01, Lots 2, 3, 4, and 5
XI.	<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