



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, AUGUST 8, 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., Thomas Maiorano, Jack Beiro, Ahmed Lack, Mikel Lawandy

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. Slauch, 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 July 11, 2023
V.	<u>Communications:</u> Communication from Commissioner Quintela dated June 20, 2023 resigning as Commissioner from the Planning Board effective immediately
VI.	<u>Public Hearing:</u> P-18-017 - Presentation of a Redevelopment Plan for property located at 211-217 Broadway in City Block 305, Lot 20 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>(former Zall/Koktish Dental Office)</i> <i>Presentation by Suzanne Mack, City Planner</i>
VII.	<u>Public Hearing:</u> P-21-015 - Presentation of a Redevelopment Plan for property located at 562, 564 and 566-568 Broadway in City Block 184, Lots 1, 2, and 3 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>(former First Savings Bank)</i> <i>Presentation by Suzanne Mack, City Planner</i>
VIII.	<u>Public Hearing:</u> P-23-005 - Presentation of an Non-condemnation Area in Need of Redevelopment Study for property located at 21-29, 35 and 37 West 25 th Street in City Block 183, Lots 5, 6 and 8.01 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>(Kessler/Fitness Center)</i> <i>Presentation by Suzanne Mack, City Planner</i>
IX.	<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>
X.	<u>Presentation of Zoning Ordinance Amendment:</u> <i>Presentation of Zoning Ordinance modification by Joseph D. Skillender, Esq. (Director of the Planning, Zoning, and Development Department) updating the CBD – Central Business District to allow all uses in the C-1</i> <i>Joseph D. Skillender, Esq.</i>
XI.	<u>Adoption of Resolutions:</u> P-21-015 – RDP for 562, 564 and 566-568 Broadway; Block 184, Lots 1, 2, and 3 P-23-005 – AINOR for 21-29, 35 and 37 West 25th Street; Block 183, Lots 5, 6 and 8.01 P-22-034 – AINOR for Newark Bay – 1st to 3rd Streets, 4-22 Avenue A, 233-243 and 247-251 West 1st Street, and 218-222 West 2nd Street; Block 332, Lots 1, 6 and 7; Block 333.01, Lot 7; Block 373, Lots 1, 2, 13 and 14 P-23-008 – 326 BROADWAY STREET, LLC – Site: 326 Broadway; Block 247, Lot 57 P-23-011 – 490 AVENUE C REALTY, LLC – Site: 490 Avenue C; Block 210, Lot 44
XII.	<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