



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, SEPTEMBER 12, 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. 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 August 8, 2023
V.	<u>Communications:</u> • Communication dated August 23, 2023 from applicant BCP, LLC requesting a one-year extension to begin construction on the project to be located at 2nd Street and Right-of-way off of Avenue A (P-20-022) • Communication dated August 23, 2023 from applicant BCP, LLC requesting a one-year extension to begin construction on the project to be located at 796 and 798-804 Avenue E; Block 393, Lots 19 and 20 (P-20-023)
VI.	<u>Public Hearing:</u> P-21-001 - Presentation of a Redevelopment Plan for property located at 80-84 East 25 th Street in City Block 442, Lot 14 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 warehouse)</i> <i>Presentation by Brian Slaugh, consulting City Planner</i>
VII.	<u>Public Hearing:</u> P-20-021 - Presentation of an Amendment to the Redevelopment Plan for property located at 218-220 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. <i>(former Delta Gas Station)</i> <i>Presentation by Suzanne Mack, City Planner</i>
VIII.	<u>Public Hearing:</u> P-22-007 - Presentation of an Non-condemnation Area in Need of Redevelopment Study for property located at 173-179 Avenue F in City Block 442, Lots 6, 7, 8 and 9 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>(former Walczyk's Tavern)</i> <i>Presentation by Suzanne Mack, City Planner</i>
IX.	<u>Public Hearing:</u> P-23-025 - Presentation of an Non-condemnation Area in Need of Redevelopment Study for property located at 1012-1022 Avenue C in City Block 64, Lots 2 and 3 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>(former synagogue)</i> <i>Presentation by Suzanne Mack, City Planner</i>
X.	<u>Public Hearing:</u> P-23-024 - Presentation of an Non-condemnation Area in Need of Redevelopment Study for property located at 15-21 East 23 rd Street in City Block 198, Lots 1 and 2 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>(former St. Michael's Church)</i> <i>Presentation by Suzanne Mack, City Planner</i>

XII.	<u>Adoption of Resolutions:</u> • P-21-001 – RDP for 80-84 East 25th Street; Block 442, Lot 14 • P-20-021 – Amended RDP for 218-220 Broadway; Block 319, Lot 26 • P-22-007 – AINOR for 173-179 Avenue F; Block 442, Lots 6, 7, 8 and 9 • P-23-025 – AINOR for1012-1022 Avenue C; Block 64, Lots 2 and 3 • P-23-024 – AINOR for 15-21 East 23rd Street; Block 198, Lots a and 2
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