



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
MONDAY, NOVEMBER 6, 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 October 10, 2023
V.	<u>Communications:</u> Communication from Michael Miceli, Esq. dated October 27, 2023 requesting the application for 745-747 Broadway, LLC Site: 745-747 Broadway in City Block 139, Lots 18 and 19 be adjourned until the December 12, 2023 meeting (P-22-028)
VI.	<u>Public Hearing:</u> P-23-006 - Presentation of a Redevelopment Plan 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, 24, 25 and 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>Bayonne Go-Cart/Retro Fitness</i>) <i>Presentation by Brian Slaugh, consulting City Planner</i>
VII.	<u>Public Hearing:</u> P-22-028 – 745-747 BROADWAY – Site: 745-747 Broadway; Block 139, Lots 18 and 19 <i>[The applicant is seeking preliminary and final major site plan approval to construct a new multi-family residential building that will be 6 stories and comprised of 27 residential units; variances are required for building height, lot coverage and floor area ratio.]</i> <i>Michael Miceli, Esq Attorney for the Applicant</i>
VIII.	<u>Public Hearing:</u> P-23-019 – ABBA KARAS REALTY, LLC – Site: 41-43 West 19th Street; Block 220, Lot 5 <i>[The applicant proposes to demolish the existing commercial building formerly used by a landscaping company, subdivide the property, and construct two new two-family homes; variances are being sought for minimum lot area, minimum lot frontage and number of stories.]</i> <i>Peter Cecinini, Esq Attorney for the Applicant</i>
IX.	<u>Adoption of Resolutions:</u> P-23-018 – DUKE REALTY BAYONNE URBAN RENEWAL, LLC – Site: Avenue J, E 22nd Street and Hook Rd/Block 466, Lots 1, 2, 3, and 4; Block 478, Lots 1 and 1.01; Block 465 Lot 9; Block 506, Lot 2 P-23-020 -BAYVIEW JV, LLC c/r LARKEN ASSOCIATES – Site: former A & P Property; Block 300.01, Lots 1, 2, and 3; Block 301.03, Lots 1.02, 2 and 3; Block 511, Lot 1 P-23-007 – 377 BROADWAY REALTY, LLC – Site: 377 Broadway in City Block 239, Lot 13 P-23-006 – RDP for 431-437 Broadway, 11-13 West 19th Street, 10-12 West 20th Street in City Block 220, Lots 18, 23, 24, 25 and 26 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)
X.	<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