



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, DECEMBER 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 November 6, 2023
V.	<u>Communications:</u> - Communication from Michael Miceli, Esq. dated October 12, 2023 requesting an extension for 26 North Avenue, LLC - 26 North Street; Block 297, Lot 3 until December 1, 2025 (P-15-019) - Municipal Council resolution authorizing and directing the Planning Board to prepare a Redevelopment Plan for certain property located at Newark Bay- 1st to 3rd Street, 4-22 Avenue A, 247-251 West 1st Street, and 218-222 West 2nd Street, Block 332, Lots 1,6, and 7; Block 333.01, Lot 7 and Block 373, Lots 1, 2, 13 and 14 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. (White Glove/Avenue A) (P-22-034)
VI.	<u>Reorganization:</u> Election of Officers Appointment of Board Personnel Adoption of 2023 Calendar
VII.	<u>Presentation of Zoning Ordinance Amendment:</u> Presentation of PLANNING AND DEVELOPMENT REGULATIONS amendment to § 33-12.3 Schedule of Fees for Land Use Approval(s) to update the Special Meeting Fee to \$4,000 per applicant <i>Joseph D. Skillender, Esq. Director of Planning, Zoning, and Development</i>
VIII.	<u>Public Hearing:</u> P-22-024 – 5 MEADOW CONSTRUCTION, LLC – Site: 5 Meadow Street; Block 464, Lot 1.01 <i>[The applicant seeks amended approval for prior application P-17-019 which was approved to allow the construction of a (4) four-story residential building containing fourteen (14) residential units and eighteen (18) parking spaces. The application being submitted currently calls for the construction of a multi-family residential building (with garage) that will be five (5) stories and comprised of twenty-one (21) residential units with twenty-four (24) associated parking spaces. The proposed plan is in conformance with the applicable zone except with respect to the required rear yard setback and lot coverage, both of which were previously approved.]</i> <i>Donald Pepe, Esq Attorney for the Applicant</i>
IX.	<u>Public Hearing:</u> P-22-031 – SIXTH WAVE LOGISTICS, LLC – Site: 69-71 New Hook Road; Block 416, Lots 1.01 and 2.01 <i>[The applicant is seeking minor subdivision, preliminary and final major site plan approval to construct a self-storage building (157,150 sf) and flex warehouse including (68,300 sf), but not limited to, climate control uses (e.g. cold storage/refrigerated storage) as Phase II of this project. Phase I received approval under Application P-20-017.]</i> <i>Charles J. Harrington III, Esq Attorney for the Applicant</i>
X.	<u>Public Hearing:</u> P-23-012 - Presentation of an Non-condemnation Area in Need of Redevelopment Study for property located at 28-34 East 22 nd Street in City Block 212, Lots 30, 31, and 32 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 Fryczynski Funeral Home)</i> <i>Presentation by Brian Slaugh, consulting City Planner</i>
XI.	<u>Adoption of Resolutions:</u> P-15-019 – 26 NORTH AVENUE, LLC – Site: 26 North Street in City Block 297, Block 3 (extension until December 1, 2025) P-23-019 - ABBA KARAS REALTY, LLC – Site: 41-43 West 19th Street; Block 220, Lot 5
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. 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