



CORRECTED AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, JANUARY 9, 2024
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 December 12, 2023
V.	<u>Communications:</u> Communication from Michael Miceli, Esq. dated January 2, 2024 requesting the application for 745-747 Broadway, LLC Site: 745-747 Broadway in City Block 139, Lots 18 and 19 be adjourned until the February 6, 2023 meeting (P-22-028)
VI.	<u>P-24-001 - Presentation of Zoning Ordinance Amendment:</u> Presentation of Zoning Ordinance amendment to Chapter 33-2.2 Definition of Terms ; Adding new definition for Retail Store, Convenience <i>Joseph D. Skillender, Esq. Director of Planning, Zoning, and Development</i>
VII.	<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 allowed the construction of a four-story residential building containing fourteen residential units and eighteen parking spaces. The application being submitted calls for the construction of a multi-family, five-story residential building, with garage, that will be comprised of twenty-one residential units with twenty-four 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.]</i> <i>Donald Pepe, Esq Attorney for the Applicant</i>
VIII.	<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>
IX.	<u>Public Hearing:</u> P-23-023 – MOHAMED ELZOKM – Site: 118-120 West 25th Street; Block 187, Lot 25 <i>[The applicant proposes to demolish the existing one-family house and subdivide the lot into two lots; variances are required for number of stories and lot width.]</i> <i>Peter Cecinini, Esq Attorney for the Applicant</i>
X.	<u>Public Hearing:</u> P-23-027 – THE GAMAL GROUP CORPORATION – Site: 35 Avenue A; Block 361, Lot 12; Block 362, Lot 3 <i>[The applicant is seeking preliminary and final major site plan approval along with bulk variances to erect two buildings which will have a total of 299 residential apartments along with 5,143 sf of retail and 16,433 sf of amenity space.]</i> <i>Glenn Kienz, Esq Attorney for the Applicant</i>
XI.	<u>Public Hearing:</u> P-23-006 - Presentation of a Redevelopment Plan for property located at 431-437 Broadway, 11-13 West 19th Street,10-12 West 20th 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. (Bayonne Go-Cart/Retro Fitness) <i>Presentation by Brian Slaugh, consulting City Planner</i>
XII.	<u>Adoption of Resolutions:</u> P-22-031 – SIXTH WAVE LOGISTICS, LLC – Site: 69-71 New Hook Road; Block 416, Lots 1.01 and 2.01
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