



CORRECTED AGENDA
SPECIAL MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
MONDAY, JANUARY 29, 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 January 9, 2024
V.	<u>Communications:</u>
VI.	<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>
VII.	<u>Public Hearing:</u> P-23-017 – MAHALAXMI BAYONNE URBAN RENEWAL, LLC – Site: One Flagship Street; Block 751, Lots 1.11, 1.14 and 1.15 <i>[The applicant seeks an amendment to the GDP only for Block 751, Lots 1.11, 1.14, and 1.15 where relief is requested from the requirement to provide 10% landscaping in parking areas where 0% is proposed where all parking is provided in interior structures.]</i> <i>Donald Pepe, Esq Attorney for the Applicant</i>
VIII.	<u>Adoption of Resolutions:</u>
IX.	<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