



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, FEBRUARY 6, 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 special meeting held on January 29, 2024
V.	<u>Communications:</u> • Communication from Michael Miceli, Esq. dated January 22, 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 April 9, 2023 meeting (P-22-028) • Municipal Council Resolution Authorizing and Directing the Planning Board to conduct a preliminary investigation to determine whether property located at 19-45 West 55th Street in City Block 28, Lots 2 and 3 within the City constitute a non-condemnation area in need of redevelopment pursuant to the local redevelopment and housing law, N.J.S.A. 40A:12A-1 et seq. and authorizing the preparation of a redevelopment plan for the property (P-24-004) • Municipal Council Resolution Authorizing and Directing the Planning Board to conduct a preliminary investigation to determine whether property located at 13 East 33rd Street, 734-756 Broadway in City Block 140, Lots 2, 56, 57, 58, 59.01, 60, 61, and 62 within the City constitute a non-condemnation area in need of redevelopment pursuant to the local redevelopment and housing law, N.J.S.A. 40A:12A-1 et seq. and authorizing the preparation of a redevelopment plan for the property (P-24-005) • Municipal Council Resolution Authorizing and Directing the Planning Board to conduct a preliminary investigation to determine whether property located at 102 ½ -112 Avenue E and 114-116 Avenue E in City Block 380, Lot 12.B, Block 467, Lots 11 and 14 within the City constitute a non-condemnation area in need of redevelopment pursuant to the local redevelopment and housing law, N.J.S.A. 40A:12A-1 et seq. and authorizing the preparation of a redevelopment plan for the property (P-24-006) • Municipal Council Resolution Authorizing and Directing the Planning Board to prepare a Redevelopment Plan for certain properties located at 28-34 East 22nd Street in City Block 212, Lots 30, 31, and 32 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. (P-24-007)
VI.	<u>Annual Report:</u> Adoption of Zoning Board of Adjustment Annual Report for Calendar Year 2023 pursuant to N.J.S.A. 40:55D-70-1
VII.	<u>P-24-001 - Presentation of Zoning Ordinance Amendment:</u> Presentation of Zoning Ordinance amendments to Chapter 33 - Planning and Development Regulations which will require landlords and property owners to provide occupants and tenants written notification of Bayonne's ordinance that prohibits <u>parking permits</u> being issued to occupants of residential redevelopment areas. <i>Joseph D. Skillender, Esq.</i> <i>Director of Planning, Zoning, and Development</i>
VIII.	<u>P-24-001 - Presentation of Zoning Ordinance Amendment:</u> Presentation of Zoning Ordinance amendment to Chapter 33 - Planning and Development Regulations to update the definitions of " <u>Habitable Space</u> " and " <u>Story, Half</u> " to coincide with the updates to the Uniform Construction Code. <i>Joseph D. Skillender, Esq.</i> <i>Director of Planning, Zoning, and Development</i>

IX.	<u>P-24-001 - Presentation of Zoning Ordinance Amendment:</u> Presentation of Zoning Ordinance amendment to Chapter 33 - Planning and Development Regulations, Section 12, to <u>update the redevelopment application fees and escrow requirements.</u> <i>Joseph D. Skillender, Esq.</i> <i>Director of Planning, Zoning, and Development</i>
X.	<u>P-24-001 - Presentation of Zoning Ordinance Amendment:</u> Presentation of Zoning Ordinance amendment to Chapter 33 - Planning and Development Regulations and Chapter 35 - Zoning Regulations to remove the <u>I-H-O District and modify the I-H District</u> to allow for Alternative Energy Production, Storage and Transmission as conditional uses in Constable Hook Area. <i>Joseph D. Skillender, Esq.</i> <i>Director of Planning, Zoning, and Development</i>
XI.	<u>P-24-001 - Presentation of Zoning Ordinance Amendment:</u> Presentation of Zoning Ordinance amendment to Chapter 33 - Planning and Development Regulations to regulate short term rentals within the City of Bayonne by establishing a permitting and inspection process for <u>short term rental properties.</u> <i>Joseph D. Skillender, Esq.</i> <i>Director of Planning, Zoning, and Development</i>
XII.	<u>Public Hearing:</u> P-24-004 - Presentation of an Non-condemnation Area in Need of Redevelopment Study for property located at 19-45 West 55 th Street in City Block 28, 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>Flortek Corporation Industrial Site</i>) <i>Presentation by Suzanne Mack, City Planner</i>
XIII.	<u>Public Hearing:</u> P-23-021 – PSE&G BERGEN POINT SUBSTATION – Site: 17-29 Evergreen Street and 219-233 Orient Street; Block 306, Lots 1, 2, 3, and 4 [<i>The applicant is seeking preliminary and final major site plan approval to construct a new 69/13kV Substation and expand the 69kV network. The current station designed in the 1920's and the applicant is proposing a new station with seven breaker GIS ring bus, a 60/13kV GIS Building, two 69/13kV transformers, one 13kV switchgear enclosure, associated electrical process equipment and a decorative perimeter fence as well as a section of perimeter wall.</i>] <i>Robert Verdibello, Esq Attorney for the Applicant</i>
XIV.	<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>
XV.	<u>Public Hearing:</u> P-23-028 – 525 AVENUE E PARTNERS, LLC – Site: 525-527 Avenue E; Block 140, Lot 23 [<i>The applicant is seeking preliminary and final major site plan approval to construct a new three-family residential structure requesting bulk variance relief for lot size, frontage, front yard setback, lot coverage and curb cut size.</i>] <i>John Zucker, Esq Attorney for the Applicant</i>
XVI.	<u>Adoption of Resolutions:</u> • Zoning Board of Adjustment – Annual Report for Calendar Year 2023 • P-23-027 – GAMAL GROUP CORPORATION– Site: 35 Avenue A; Block 361, Lot 12; Block 362, Lot 3 • P-22-024 – 5 MEADOW CONSTRUCTION, LLC – Site: 5 Meadow Street; Block 464, Lot 1.01 • P-24-001 Resolutions adopting Ordinance Amendments • P-24-004 – AINOR for 19-45 West 55th Street in City Block 28, Lots 2 and 3 (<i>Flortek Corporation Industrial Site</i>)
XVII.	<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. Slauch, 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