



**AGENDA**  
**REGULAR MEETING**  
**CITY OF BAYONNE**  
**PLANNING BOARD**  
**City Council Chambers**  
**630 Avenue C, Bayonne, NJ 07002**  
**TUESDAY, MARCH 12, 2024**  
**6:00 P.M.**



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| <div><div><b><u>Karen Fiermonte (Chairperson)</u></b><br/><b><u>Maria I. Valado (Vice-Chairperson)</u></b><br/><b><u>Commissioners: Mayor James M. Davis, Ramon Veloz (Mayoral Designee), George Becker (Secretary)</u></b><br/><b><u>Commissioners Loyad Booker, Jr., Thomas Maiorano, Jack Beiro, Ahmed Lack, , Mikel Lawandy</u></b></div><div>Richard N. Campisano, Esq., Board Counsel<br/>Alicia Losonczy, Planning / Zoning Board of Adjustment Administrator<br/>Suzanne Mack, P.P., City Planner<br/>Robert Russo, P.E., City Engineer’s Office<br/>Brian M. Slaugh, P.P., AICP, City Consulting Planner</div></div> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| I.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Meeting called to order – Roll Call</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| II.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Pledge to the Flag</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| III.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Statement with regard to the Open Public Meetings Act/Sunshine Law</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| IV.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b><u>Adoption of Minutes:</u></b><br>Adoption of the minutes of the regular meeting held on February 6, 2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| V.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b><u>Communications:</u></b> <ul style="list-style-type: none"><li>Communication from Michael Miceli, Esq. dated February 29, 2024 requesting the application for 745-747 Broadway, LLC Site: 745-747 Broadway in City Block 139, Lots 18 and 19 be withdrawn (<b>P-22-028</b>)</li><li>Communication from Applicant Anthony Suarez dated February 26, 2024 requesting an extension for P-19-033 - 211-217 Broadway, LLC in City Block 305, Lot 20 until January 31, 2025 (<b>P-19-033</b>)</li></ul>                                                                                                                                                                                                                                |
| VI.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b><u>Public Hearing:</u></b><br><b>P-21-016</b> - Presentation of a Redevelopment Plan for property located at 455-461 Avenue C in City Block 219, Lot 24.01 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>former Laundromat</i> )<br><i>Presentation by Brian Slaugh, consulting City Planner</i>                                                                                                                                                                                                                                                                                                                                    |
| VII.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b><u>Public Hearing:</u></b><br><b>P-24-002 – BAYONNE ENERGY CENTER URBAN RENEWAL III, LLC – Site: Hook Road; Block 419, Lot 1; Block 482, Lot 9.02</b> [ <i>The applicant is seeking preliminary and final major site plan approval, variance relief and a minor subdivision to construct a battery energy storage facility, along with ancillary improvements, which will include a step-up transformer that will tie into the existing power generation facility located on the BEC II lot. Also proposed is construction and installation of ancillary equipment and fixtures on the BEC II lot.</i> ]<br><i>Lisa A. John-Basta, Esq Attorney for the Applicant</i>                                                              |
| VIII.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b><u>Public Hearing:</u></b><br><b>P-23-017 – MAHALAXMI BAYONNE URBAN RENEWAL, LLC – Site: One Flagship Street; Block 751, Lots 1.11, 1.14 and 1.15</b> [ <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> ]<br><i>Donald Pepe, Esq Attorney for the Applicant</i>                                                                                                                                                                                                                                             |
| IX.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b><u>Public Hearing:</u></b><br><b>P-23-030 – ZARA REALTY, LLC (MOHAMMAD CHAUDHRY) – Site: 7 West 8<sup>th</sup> Street; Block 283, Lot 23.01</b> [ <i>The applicant is seeking preliminary and final major site plan approval to allow the construction of three additional stories to the existing two-story building, creating four new residential dwelling units; variance relief is being sought for parking and rear yard setback.</i> ]<br><i>Paul Weeks, Esq Attorney for the Applicant</i>                                                                                                                                                                                                                                 |
| X.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b><u>Adoption of Resolutions:</u></b> <ul style="list-style-type: none"><li><b>P-23-027 – Gamal Group Corporation– Site: 35 Avenue A; Block 361, Lot 12; Block 362, Lot 3</b></li><li><b>P-23-021 – PSE&amp;G BERGEN POINT SUBSTATION – Site: 17-29 Evergreen Street and 219-233 Orient Street; Block 306, Lots 1, 2, 3, and 4</b></li><li><b>P-23-023 – MOHAMED ELZOKM – Site 118-120 West 25<sup>th</sup> Street; Block 187, Lot 25</b></li><li><b>P-23-028 – 525-527 AVENUE E PARTNERS, LLC – Site: 525-527 Avenue E; Block 140, Lot 23</b></li><li><b>P-22-024 - 5 Meadow Construction, LLC – Site: Five Meadow Street; Block 464, Lot 1.01 (<i>amended to reflect correct number of units and parking spaces</i>)</b></li></ul> |
| XI.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b><u>Executive Session: (as needed)</u></b><br>As needed to discuss litigation, personnel or other matters.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

cc: All members  
Madelene Medina, City Clerk  
Gary LaPelusa, Council President  
Robert Russo, P.E., Consulting City Engineer  
Suzanne Mack, P.P., City Planner

Brian M. Slaugh, PP, AICP Consulting Planner  
Robert Geisler, Police Chief  
Keith Weaver, Fire Chief  
Joseph Benkert, Construction Official  
Joseph Coughlin, Fire Sub-Code Official

Tracey Tuohy, Zoning Officer  
Maureen Pona  
Susan Bischoff, C.S.R.  
Jersey Journal and Star Ledger  
BAY-TV