



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, APRIL 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, Miguel Quintela

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. Slauch, 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 March 12, 2024
V.	<u>Communications:</u> Municipal Council resolution authorizing and directing the Planning Board to prepare a Redevelopment Plan for certain properties identified as 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. (<i>former Fryczynski Funeral Parlor</i>) (P-23-012)
VI.	<u>Information Session:</u> Presentation of recent City of Bayonne Ordinance amendments to Chapters 33 and 35 <i>Joseph D. Skillender, Esq., Director of Planning, Zoning, and Development</i>
VII.	<u>P-24-001 (h) - Planning and Development Regulations Amendment:</u> Presentation of Planning and Development Regulations amendments to the City of Bayonne Ordinance, Chapter 33 Planning and Development Regulations: Sections 33-2.2 (update/addition of definitions); Addition of ARTICLE XXI: 33-21. UNLAWFUL RESIDENTIAL OCCUPANCIES: Section 33-21.1. Purpose and Intent; Section 33-21.2. Prohibited Acts; Section 33-21.3. Definitions as well as Chapter 35 Zoning Regulations: Section 35-4.30 UNLAWFUL RESIDENTIAL OCCUPANCIES, 35-4.31 Prohibited Acts., 35-4.32 Definitions. <i>Joseph D. Skillender, Esq., Director of Planning, Zoning, and Development</i>
VIII.	<u>Public Hearing:</u> Presentation of a Non-Condemnation Area in Need of Redevelopment Study/Investigation for property located at 102 ½ - 116 Avenue E; Block 467, Lots 10 – 14 to determine whether said property constitutes a non-condemnation area in need of redevelopment, pursuant to the LRHL, N.J.S.A. 40A:12A-1 et seq. (P-24-006) <i>Presentation by Suzanne Mack, P.P., City Planner</i>
IX.	<u>Public Hearing:</u> P-23-031 – BAYONNE BAY DEVELOPERS URBAN RENEWAL, LLC – Site: Peninsula at Bayonne Harbor; Block 820, Lot 1 (Phase 3) [<i>The applicant is seeking preliminary and final major site plan approval for Phase 3 of this project which entails 78 units in three buildings; requesting variance relief for pervious coverage and a de minimis exception to the RSIS requirement of maximum length of multifamily courts for Court B only.</i>] <i>Steven Tripp, Esq., Attorney for the Applicant</i>
X.	<u>Public Hearing:</u> P-23-032 – 309 BROADWAY REALTY, LLC – Site: 309-311 Broadway; Block 257, Lot 12 [<i>The applicant is seeking preliminary and final major site plan approval to construct a five-story building with eight residential units; variance relief is being sought for side yard setback, rear yard setback and oversized curb cut.</i>] <i>Paul Weeks, Esq., Attorney for the Applicant</i>
XI.	<u>Public Hearing:</u> P-23-030 – ZARA REALTY, LLC (MOHAMMAD CHAUDHRY) – Site: 7 West 8th Street; Block 283, Lot 23.01 [<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>] <i>Paul Weeks, Esq., Attorney for the Applicant</i>

XII.	<u>Adoption of Resolutions:</u> • P-23-030 – ZARA REALTY, LLC (MOHAMMAD CHAUDHRY) – Site: 7 West 8th Street; Block 283, Lot 23.01 • P-24-002 – BAYONNE ENERGY CENTER URBAN RENEWAL III, LLC – Site: Hook Road; Block 419, Lot 1; Block 482, Lot 9.02 • P-23-017 – MAHALAXMI BAYONNE URBAN RENEWAL, LLC – Site: One Flagship Street; Block 751, Lots 1.11, 1.14 and 1.15 • P-24-008 – BAYVIEW JV, LLC c/o LARKEN ASSOCIATES – Site: Avenue A and Newark Bay; Block 301.03, Lot 1.02, 2 and 3 (<i>minor subdivision</i>)
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 Russo, P.E., Consulting City Engineer
Suzanne Mack, P.P., City Planner
Brian M. Slaugh, PP, AICP Consulting Planner

Susan Bischoff, C.S.R.
Robert Geisler, Police Chief
Keith Weaver, Fire Chief
Joseph Benkert, Construction Official
Joseph Coughlin, Fire Sub-Code Official

Tracey Tuohy, Zoning Officer
Maureen Pona
BAY-TV
Jersey Journal
Star Ledger