



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, MAY 14, 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 April 9, 2024
V.	<u>Communications:</u> • Municipal Council resolution authorizing and directing the Planning Board to prepare a Redevelopment Plan for property located at 19-45 West 55th Street in City Block 28, Lots 2 and 3 pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (P-24-004 <i>Flortek Corporation Industrial Site</i>) • Municipal Council resolution authorizing and directing the Planning Board to conduct a preliminary investigation to determine whether certain properties located at 13 East 33rd Street and 734-756 Broadway designated as City Block 140, Lots 2, 56, 57, 58, 59.01, 60, 61, and 62 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. (P-20-005 - <i>Chiropractic Office</i>) • Municipal Council resolution authorizing and directing the Planning Board to conduct a preliminary investigation to determine whether certain properties located at 11-13 West 47th Street, 973-975, 979, and 983-987 Broadway and 12 West 48th Street; designated as Block 70, Lots 19, 20, 21.01, 23 and 24 within the City constitutes a condemnation or non-condemnation area in need of redevelopment pursuant to the Local Redevelopment Housing Law, N.J.S.A. 40A:12A-1 et seq. (P-24-012 <i>former Avanti's Restaurant</i>) • Municipal Council resolution authorizing and directing the Director of Planning, Zoning, and Development (Joseph Skillender, Esq.) to perform an analysis of the City's Master Plan, zoning, planning, noise and/or other ordinances to ascertain if there are changes that can be made to improve the quality-of-life issues attendant to residential homes that are in close proximity to commercial and industrial properties no later than August 15, 2024 (P-24-018) • Municipal Council resolution authorizing and directing the Planning Board to reopen and amend the 8th Street Station Rehabilitation Area Plan which includes property located at 26 North Street and designated as City Block 297, Lot 3 pursuant to the Local Redevelopment Housing Law, N.J.S.A. 40A:12A-1 et seq. (P-24-013 <i>former Pagano's</i>) • Municipal Council resolution authorizing and directing the Planning Board to reopen and consider amendments to the Peninsula at Bayonne Harbor Station South Redevelopment Plan (P-24-014) • Municipal Council resolution authorizing and directing the Planning Board to conduct a preliminary investigation to determine whether certain properties located at 657-663 Broadway and designated as Block 158, Lots 22, 23, and 24 within the City constitutes a condemnation or non-condemnation area in need of redevelopment pursuant to the Local Redevelopment Housing Law, N.J.S.A. 40A:12A-1 et seq. (P-24-015 <i>Hudson Radiology</i>) • Municipal Council resolution authorizing and directing the Planning Board to conduct a preliminary investigation to determine whether certain properties located at 745-747 Broadway and known within the City as Block 139, Lots 18 and 19 within the City constitutes a condemnation or non-condemnation area in need of redevelopment pursuant to the Local Redevelopment Housing Law, N.J.S.A. 40A:12A-1 et seq. (P-24-016 <i>Castle Clock Shop</i>) • Letter from Matthew P. Posada, Esq. dated April 1, 2024 for Adam A. Enterprise, Inc (Site: 1207-1211 JFK Boulevard in City Block 24, Lots 2 and 3) requesting a one-year extension until September 14, 2025 within which to begin construction (P-21-007) • Letter from Matthew P. Posada, Esq. dated April 1, 2024 for Bayonne Luxury Waterwalk, LLC (Site: 219 West 5th Street in City Block 301.01, Lots 1 and 3) requesting a one-year extension until June 13, 2025 within which to begin construction (P-22-033) • Municipal Council resolution authorizing and directing the Planning Board to conduct a preliminary investigation to determine whether certain properties located at 102 ½ - 116 Avenue E designated as

	City Block 467, Lots 10, 11, 12, 13, and 14 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. (P-24-006 Bielan Property) • Municipal Council resolution authorizing and directing the Planning Board to conduct a preliminary investigation to determine whether certain properties located at 508 and 510-514 Avenue A and 134-136 West 26th Street designated as City Block 208, Lots 1.01, 4, and 35 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. (P-24-019 former auto repair garage) • Municipal Council resolution authorizing and directing the Planning Board to conduct a preliminary investigation to determine whether certain properties located at 508 and 510-514 Avenue A and 134-136 West 26th Street designated as City Block 208, Lots 1.01, 4, and 35 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. (P-24-020 former auto repair garage) • Letter from Paul N. Weeks, Esq. dated May 2, 2024 for Quattro Amici, LLC (Site: 585 Avenue E in City Block 121, Lot 25) requesting the matter be carried to the June 11, 2024 meeting; new publication and notices to be sent (P-24-011)
VI.	<u>Public Hearing:</u> P-23-005 - Presentation of a Redevelopment Plan for property located at 37 West 25th Street, 35 West 25th Street, and 21-29 West 25th Street in City Block 183, Lots 5, 6, and 8.01 as shown on the official Tax Map of the City of Bayonne <i>(Forum Fitness/Kessler)</i> <i>Presentation by Brian Slaugh, PP, consulting City Planner</i>
VII.	<u>Public Hearing:</u> P-24-014 - Presentation of an amendment to the Peninsula at Bayonne Harbor South Redevelopment Plan for property located in City Block 751 as shown on the official Tax Map of the City of Bayonne <i>Presentation by Brian Slaugh, PP, consulting City Planner</i>
VIII.	<u>Public Hearing:</u> P-23-013 - Presentation of an Non-condemnation Area in Need of Redevelopment Study for property located at 361-363, 365-371 and 373 JFK Boulevard in City Block 262, Lots 7, 8, and 9 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>(former auto garage use)</i> <i>Presentation by Suzanne Mack, PP, City Planner</i>
IX.	<u>Public Hearing:</u> P-24-006 - Presentation of an Non-condemnation Area in Need of Redevelopment Study for property located at 102 ½ – 116 Avenue E in City Block 467, Lots 10 - 14 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>(Bielan Property)</i> <i>Presentation by Suzanne Mack, PP, City Planner</i>
X.	<u>Public Hearing:</u> P-24-017 - Presentation of an Non-condemnation Area in Need of Redevelopment Study for property located at 33-37 East 18th Street in City Block 226, Lots 12, 13, and 14 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>(37 E 18th)</i> <i>Presentation by Suzanne Mack, PP, City Planner</i>
XI.	<u>Public Hearing:</u> P-24-011 – QUATTRO AMICI, LLC – Site: 585 Avenue E; Block 121, Lot 25 <i>[The applicant is seeking preliminary and final major site plan approval to construct a studio dwelling unit in the existing finished portion of the basement; bulk variance relief is sought for lot area, lot frontage, front yard setback, coverage, gross habitable floor area, unoccupied open space and number of off-street parking spaces.]</i> <i>Paul N. 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-23-031 – BAYONNE BAY DEVELOPERS URBAN RENEWAL, LLC – Site: Peninsula at Bayonne Harbor; Block 820, Lot 1 (Phase 3) • P-23-032 – 309 BROADWAY REALTY, LLC – Site: Block 257, Lot 12 • P-23-005 – RDP– Site: 21-29, 35 and 37 West 25th Street; Block 183, Lots 5, 6, and 8.01 • P-24-014 – RDP AMENDMENT - Peninsula at Bayonne Harbor South; Block 751 • P-23-013 – AINOR – Site: 361-363, 365-371 and 373 JFK Boulevard; Block 262, Lots 7, 8, and 9 • P-24-006 - AINOR Site: 102 ½ – 116 Avenue E; Block 467, Lots 10 - 14 • P-24-017 - AINOR Site: 33-37 East 18th Street in City Block 226, Lots 12, 13, and 14 • P-21-007 – ADAM A. ENTERPRISE, INC Site: 1207-1211 JFK Boulevard; Block 24, Lots 2 and 3 • P-22-033 - BAYONNE LUXURY WATERWALK, LLC Site: 219 West 5th Street; Block 301.01, Lots 1 and 3
XIV.	<u>Executive Session: (as needed)</u> As needed to discuss litigation, personnel or other matters.