



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, JUNE 11, 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. 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 May 14, 2024
V.	<u>Communications:</u> - Letter from Donald Pepe, Esq. dated May 9, 2024 requesting the matter for MAHALAXMI BAYONNE URBAN RENEWAL, LLC - Site: One Flagship Street; Block 751, Lots 1.11, 1.14, 1.15 be carried until the July 9, 2024 meeting with preservation of notice (P-23-017) - Letter from Mayor James M. Davis reappointing
VI.	<u>P-24-001 (i) - Planning and Development Regulations Amendment:</u> Presentation of amendments to the City of Bayonne Ordinance, Chapter 33 Planning and Development: Sections 33-3.1 Zoning Officer and Chapter 35 Zoning Regulations: Section 35-31.2 Duties of the Zoning Officer – updates <i>Joseph D. Skillender, Esq., Director of Planning, Zoning, and Development</i>
VII.	<u>P-24-001 (j) - Planning and Development Regulations Amendment:</u> Presentation of amendments to the City of Bayonne Ordinance, Chapter 33-20: Article XX Short Term Rentals - updates <i>Joseph D. Skillender, Esq., Director of Planning, Zoning, and Development</i>
VIII.	<u>P-24-001 (k) - Planning and Development Regulations Amendment:</u> Presentation of amendments to the City of Bayonne Ordinance, Vacant Property Signs <i>Joseph D. Skillender, Esq., Director of Planning, Zoning, and Development</i>
IX.	<u>P-24-001 (l) - Planning and Development Regulations Amendment:</u> Presentation of amendments to the City of Bayonne Ordinance, Special Meeting Fee <i>Joseph D. Skillender, Esq., Director of Planning, Zoning, and Development</i>
X.	<u>Public Hearing:</u> P-24-013 - Presentation of an amendment to the Redevelopment Plan (<i>original # P-10-001 subfolder</i>) for property located at 26 North Street in City Block 297, Lot 3 as shown on the official Tax Map of the City of Bayonne <i>Presentation by Brian Slaugh, PP, consulting City Planner</i>
XI.	<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>
XII.	<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>
XIII.	<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>

XIV.	<u>Public Hearing:</u> P-23-033 – 38 EAST 25TH STREET - Site: 38 East 25th Street; Block 191, Lot 6 <i>[The applicant is seeking preliminary and final major site plan approval to construct a new, three-story building consisting of five residential units involving multiple bulk variance relief including side yard setback, minimum lot frontage, minimum lot area, maximum lot coverage and parking.]</i> <i>Paul Kapish, Esq Attorney for the Applicant</i>
XV.	<u>Adoption of Resolutions:</u> • P-24-001 (i) – Ordinance Update • P-24-001 (j) – Ordinance Update • P-24-001 (k) – Ordinance Update • P-24-001 (l) – Ordinance Update • P-24-013 - RDP AMENDMENT - 26 North Street in City Block 297, Lot 3 • P-24-014 – RDP AMENDMENT - Peninsula at Bayonne Harbor South; Block 751
XVI.	<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