



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, JULY 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. 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 June 11, 2024
V.	<u>Communications:</u> • Municipal Council resolution authorizing and directing the Planning Board to prepare a Redevelopment Plan for property located at 361-362, 365-371, and 373 Kennedy Boulevard in City Block 262, Lots 7, 8, and 9 pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (P-23-013) • Municipal Council resolution authorizing and directing the Planning Board to prepare a Redevelopment Plan for property located at 102 ½ - 116 Avenue E and known within the City as Block 467, Lots 10, 11, 12, 13, and 14 pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (P-24-006) • Municipal Council resolution authorizing and directing the Planning Board to prepare a Redevelopment Plan for property located at 33-37 East 18th Street in City Block 226, Lots 12, 13, and 14 pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (P-24-017) • Municipal Council resolution authorizing and directing the Planning Board that if and upon the preliminary investigation determines the subject Property meets the statutory criteria to be deemed a non-condemnation area in need of redevelopment, the Planning Board is further directed to prepare a Redevelopment Plan for the property located at 1191-1195, 1197, and 1199 John F. Kennedy Boulevard designated as City Block 32, Lots 10, 11, and 12 pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (P-24-025) • Municipal Council resolution authorizing and directing the Planning Board to prepare a Redevelopment Plan for property located at 15 Agnes Street in City Block 232, Lot 10 pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (P-24-024)
VI.	<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>
VII.	<u>Public Hearing:</u> P-24-011 – QUATTRO AMICI REALTY, 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>
VIII.	<u>Adoption of Resolutions:</u> • P-23-033 – 38 EAST 25TH STREET, LLC - Site: 38 East 25th Street; Block 191, Lot 6
IX.	<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