



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, AUGUST 13, 2024
6:00 P.M.



Karen Fiermonte (Chairperson)
Maria I. Valado (Vice-Chairperson)
Commissioners:

Mayor James M. Davis, Ramon Veloz (Mayor 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 July 9, 2024
V.	<u>Communications:</u> Municipal Council resolution authorizing and directing the Planning Board to conduct a preliminary investigation to determine whether certain properties located at 81-87 East 22nd Street in City Block 449, Lots 6 and 7.01 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-24-027 - Chiropractic Office)
VI.	<u>P-24-001 (m) - Planning and Development Regulations Amendment:</u> Presentation of amendments to the City of Bayonne Ordinance, Chapter 35-4.14 Fences, Walls and Buffers <i>Joseph D. Skillender, Esq.,</i> <i>Director of Planning, Zoning, and Development</i>
VII.	<u>Public Hearing:</u> P-24-021 – 111 AVENUE F URBAN RENEWAL, LLC – Site: Site: 86-92 East 22nd Street Block 456, Lots 7, 8.01, 8.02, 8.03, 9, and 10 [The applicant is seeking preliminary and final major site plan approval to construct a six-story building consisting of 65 units; variance relief is sought for maximum height.] <i>Michael Miceli, Esq. attorney for the applicant</i>
VIII.	<u>Public Hearing:</u> P-23-024 - Presentation of a Redevelopment Plan for property located at 15-21 East 23rd Street in City Block 198, Lots 1 and 2 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. (St. Michael's) <i>Presentation by Brian Slaugh, consulting City Planner</i>
IX.	<u>Adoption of Resolutions:</u>
X.	<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