



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, SEPTEMBER 10, 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 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) - Communication dated August 27, 2024 requesting a one-year extension for Parkview Realty Urban Renewal, LLC /Lehigh Realty Co, Inc. Site: 101 East 32nd Street; Block 445, Lot 1.01; Block 450, Lots 1, 10.01, 10.02, 22, 23, and 24; Block 451, Lots 1.01 and 2.05 (P-20-002) - Communication dated September 15, 2024 requesting a one-year extension for Woodmont Bayonne Phase 2 Urban Renewal, LLC Site: West 53rd Street; Block 37, Lot 1 (P-20-002) - Communication dated August 21, 2024 requesting a one-year extension for BCP, LLC Site: 2nd Street and Right-of-way off of Avenue A (P-20-022) - Communication dated August 21, 2024 requesting a one-year extension for BCP, LLC Site: 796 and 798-804 Avenue E; Block 393, Lots 19 and 20 (P-20-023)
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-24-006 - Presentation of a Redevelopment Plan for property located at 102 ½ - 116 Avenue E; Block 467, Lots 10, 11, 12, and 13 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. (<i>Bielan Property</i>) <i>Presentation by Brian Slaugh, consulting City Planner</i>
VIII.	<u>Public Hearing:</u> P-23-024 - Presentation of a Redevelopment Plan for property located at 15-21 East 23 rd 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. (<i>St. Michael’s</i>) <i>Presentation by Brian Slaugh, consulting City Planner</i>
IX.	<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 [<i>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>] <i>Michael Miceli, Esq. attorney for the applicant</i>
X.	<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>
XI.	<u>Adoption of Resolutions:</u> P-20-022 BCP, LLC 2nd Street and Right-of-Way off of Avenue A extension P-20-023 BCP, LLC Site: 796 and 798-804 Avenue E; Block 393, Lots 19 and 20 extension
XII.	<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
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