



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, OCTOBER 8, 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 September 10, 2024
V.	<u>Communications:</u> Letter from Michael Higgins, Esq. of Castano, Quigley, and Cherami dated September 27, 2024 requesting Application P-23-029 – John and Maryann, LLC – Site: 229 Avenue B; Block 55, Lot 25 be carried to the November 4, 2024 meeting with preservation of notice (P-23-029)
VI.	<u>Public Hearing:</u> P-23-029 – JOHN AND MARYANN, LLC – Site: 229 Avenue B; Block 55, Lot 25 <i>[The applicant is seeking minor subdivision and preliminary and final minor site plan approval to allow the property to be subdivided into two nonconforming lots and the construction of two new two-family homes on each lot; variances are required for lot area, lot width, lot frontage and lot coverage.]</i> <i>Michael Higgins, Esq Attorney for the Applicant</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, 13, and 14 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 & Dimentman Property</i>) <i>Presentation by Brian Slaugh, consulting City Planner</i>
VIII.	<u>Public Hearing:</u> P-22-007 – Presentation of a Redevelopment Plan for property located at 173-179 Avenue F; Block 442, Lots 6, 7, 8, and 9 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>former Walczyk's Tavern</i>) <i>Presentation by Brian Slaugh, consulting City Planner</i>
IX.	<u>Public Hearing:</u> P-24-007 – AVIGDOR KLEIN – Site: 239 Avenue E; Block 212, Lot 18 <i>[The applicant is seeking preliminary and final major site plan approval for the existing third floor apartment located on the ground floor; variance relief is being sought for Lot Area, Lot Frontage, Front Yard Setback, and Parking.]</i> <i>Peter Cecinini, 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-24-021 – 111 AVENUE F URBAN RENEWAL, LLC – Site: 86-92 East 22nd Street; Block 456, Lots 7, 8.01, 8.02, 8.03, 9, and 10 P-24-006 Redevelopment Plan for 102 ½ -116 Avenue E; Block 467, Lots 10, 11, 12, 13, and 14 P-22-007 Redevelopment Plan for One Flagship Street; Block 751, Lots 1.11, 1.14 and 1.15
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