



**AGENDA**  
**REGULAR MEETING**  
**CITY OF BAYONNE**  
**PLANNING BOARD**  
City Council Chambers  
630 Avenue C, Bayonne, NJ 07002  
**MONDAY, NOVEMBER 4, 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, 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

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| I.    | <b>Meeting called to order – Roll Call</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| II.   | <b>Pledge to the Flag</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| III.  | <b>Statement with regard to the Open Public Meetings Act/Sunshine Law</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| IV.   | <b><u>Adoption of Minutes:</u></b><br>Adoption of the minutes of the regular meeting held on October 8, 2024                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| V.    | <b><u>Communications:</u></b> <ul style="list-style-type: none"><li>• Notice of resignation from the Planning Board from Jack Beiro dated October 15, 2024 effective immediately</li></ul>                                                                                                                                                                                                                                                                                                                                                                              |
| VI.   | <b><u>Public Hearing:</u></b><br><b>P-23-029 – JOHN AND MARYANN, LLC – Site: 229 Avenue B; Block 55, Lot 25</b> <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><br><i>Michael Higgins, Esq Attorney for the Applicant</i>                                                                        |
| VII.  | <b><u>Public Hearing:</u></b><br><b>P-23-013 –</b> Presentation of a <u>Redevelopment Plan</u> for property located at 361-373 John F. Kennedy Boulevard; Block 262, Lots 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 automotive facility)</i><br><i>Presentation by Brian Slaugh, consulting City Planner</i>                                                                                                                                       |
| VIII. | <b><u>Public Hearing:</u></b><br><b>P-24-015 -</b> Presentation of an <u>Non-condemnation Area in Need of Redevelopment Study</u> for property located at 657-663 Broadway in City Block 158, Lots 22, 23, and 24 to develop a map reflecting the boundaries of the proposed non-condemnation redevelopment area and to determine whether said property constitutes a non-condemnation area in need of redevelopment in pursuant to the LRHL, N.J.S.A. 40A:12A-1 et seq. <i>(Hudson Radiology Site)</i><br><i>Presentation by Brian Slaugh, consulting City Planner</i> |
| IX.   | <b><u>Public Hearing:</u></b><br><b>P-24-029 -</b> Presentation of an <u>Non-condemnation Area in Need of Redevelopment Study</u> for property located at 935-939 Broadway in City Block 85, Lot 23 to develop a map reflecting the boundaries of the proposed non-condemnation redevelopment area and to determine whether said property constitutes a non-condemnation area in need of redevelopment in pursuant to the LRHL, N.J.S.A. 40A:12A-1 et seq. <i>(Bank of America)</i><br><i>Presentation by Brian Slaugh, consulting City Planner</i>                     |

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| X.    | <p><b><u>Public Hearing:</u></b><br/> <b>P-21-010</b> - Presentation of an <u>Area in Need of Redevelopment Study</u> to determine whether certain property located at 13 East 33<sup>rd</sup> Street, 734 - 736, 738, 740, 742, 746, 748, 750-754, 756, and 758 Broadway, and 12 West 48<sup>th</sup> Street, which property is identified as Block 140, Lots 2, 56, 57, 58, 59.01, 60, 61, and 62 as shown on the official Tax Map of the City of Bayonne within the City constitutes a condemnation or noncondemnation Area in Need of Redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 Et seq and authorizing the preparation of a Redevelopment Plan for the property (<i>former Holiday Tree and Trim</i>)<br/> <i>Presentation by Andrew Janiw, consulting City Planner</i></p>                                                                                                                                                                                               |
| XI.   | <p><b><u>Public Hearing:</u></b><br/> <b>P-24-012</b> - Presentation of an <u>Area in Need of Redevelopment Study</u> to determine whether certain property located at 11-13 West 47<sup>th</sup> Street, 973-975, 979, and 983-987 Broadway, which property is identified as Block 70, Lots 19, 20, 21.01, 23, and 24 as shown on the official Tax Map of the City of Bayonne within the City constitutes a condemnation or noncondemnation Area in Need of Redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 Et seq and authorizing the preparation of a Redevelopment Plan for the property (<i>former Avanti's Restaurant</i>)<br/> <i>Presentation by Andrew Janiw, consulting City Planner</i></p>                                                                                                                                                                                                                                                                              |
| XII.  | <p><b><u>Adoption of Resolutions:</u></b></p> <ul style="list-style-type: none"> <li>• <b>P-24-007 – AVIGDOR KLEIN – Site: 239 Avenue E; Block 212, Lot 18</b></li> <li>• <b>P-23-013 Redevelopment Plan for 361-373 John F. Kennedy Boulevard; Block 272, Lots 7, 8, and 9 (<i>former automotive facility</i>)</b></li> <li>• <b>P-24-015 AINOR for 657 Broadway in City Block 158, Lot 22 (<i>Hudson Radiology Site</i>)</b></li> <li>• <b>P-24-029 AINOR for 935-939 Broadway in City Block 85, Lot 23 (<i>Bank of America</i>)</b></li> <li>• <b>P-21-010 AINOR for 13 East 33<sup>rd</sup> Street, 734 - 736, 738, 740, 742, 746, 748, 750-754, 756, and 758 Broadway, and 12 West 48<sup>th</sup> Street in City Block 140, Lots 2, 56, 57, 58, 59.01, 60, 61, and 62 (<i>Holiday Tree and Trim</i>)</b></li> <li>• <b>P-24-012 AINOR for 11-13 West 47<sup>th</sup> Street, 973-975, 979, and 983-987 Broadway in City Block 70, Lots 19, 20, 21.01, 23, and 24 (<i>former Avanti's Restaurant</i>)</b></li> </ul> |
| XIII. | <p><b><u>Executive Session: (as needed)</u></b><br/> As needed to discuss litigation, personnel or other matters.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

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