



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, DECEMBER 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, 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 November 4, 2024
V.	<u>Communications:</u> - Communication from Michael Miceli, Esq. dated October 29, 2024 requesting an extension for P-22-008 Da Noi Residence Urban Renewal, LLC - Site: 1099-1105 Avenue C and 66-68 West 54th Street in City Block 34, Lots 26, 27, 28, 29, & 30 through and including December 13, 2025 - Communication from Lisa John-Basta, Esq. dated December 5, 2024 requesting a one-extension for P-24-002 Bayonne Energy Center Urban Renewal III, LLC - Site: Block 419, Lot 1 and Block 482, Lot 9.02 through and including May 14, 2025 - Communication from Michael Miceli, Esq. dated October 29, 2024 requesting an extension for P-21-019 AMS EQUITIES, LLC - Site: 132, 140, 154, 157-163 Avenue E in City Block 234, Lot 8.01; Block 467, Lot 23, Block 458, Lot 1.02 and Block 458, Lots 1.03 through and including September 13, 2025
VI.	<u>Reorganization:</u> - Election of Officers - Appointment of Board Personnel - Adoption of 2025 Calendar
VII.	<u>P-24-001 (n) - Planning and Development Regulations Amendment:</u> Presentation of amendments to the City of Bayonne Ordinance, Chapter 33-4.1 B Zoning Permit Valid for One Year <i>Joseph D. Skillender, Esq., Director of Planning, Zoning, and Development</i>
VIII.	<u>Public Hearing:</u> P-24-031 - Presentation of Chapter 37, Historic Preservation - Designation of St. Andrew's Church as Historic Preservation for property located at 10 West 4 th Street in City Block 355, Lot 10 as shown on the official Tax Map of the City of Bayonne <i>Presentation by Joseph Skillender, Jr., Esq., Director</i>
IX.	<u>Public Hearing:</u> P-23-025 - Presentation of a <u>Redevelopment Plan</u> for property located at 1012-1022 Avenue C and 353-357 West 48 th Street in City Block 64, Lots 2 and 3 as shown on the official Tax Map of the City of Bayonne (<i>former synagogue</i>) <i>Presentation by Brian Slaugh, consulting City Planner</i>
X.	<u>Public Hearing:</u> P-24-003 – SHREE LAKSHMI VARDAYINI URBAN RENEWAL, LLC – Site: Block 751, Lots 1.06, 1.07, 1.08, 1.09, 1.10, 1.12, 1.14, and 1.16 [<i>The applicant seeks an amendment to the GDP only for the block and lots listed</i>] <i>Steven J. Tripp, Esq. attorney for the applicant</i>
XI.	<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 the blocks and lots listed</i>]

	<i>Donald Pepe, Esq. attorney for the applicant</i>
XII.	<u>Adoption of Resolutions:</u> • P-24-031 – St. Andrew’s Church – Site: 10 West 4th Street in City Block 355, Lot 10 • P-23-029 – JOHN AND MARYANN, LLC – Site: 229 Avenue B in City Block 55, Lot 25 • P-23-025 RDP for 1012-1022 Avenue C and 353-357 West 48th Street in City Block 64, Lots 2 and 3 (<i>former synagogue</i>) • P-22-008 - Da Noi Residence Urban Renewal, LLC - Site: 1099-1105 Avenue C and 66-68 West 54th Street in City Block 34, Lots 26, 27, 28, 29, and 30 (<i>extension</i>) • P-24-002 Bayonne Energy Center Urban Renewal III, LLC - Site: Block 419, Lot 1 and Block 482, Lot 9.02 through and including May 14, 2025 • P-21-019 AMS EQUITIES, LLC - Site: 132, 140, 154, 157-163 Avenue E in City Block 234, Lot 8.01; Block 467, Lot 23, Block 458, Lot 1.02 and Block 458, Lots 1.03
XIII.	<u>Executive Session: (<i>as needed</i>)</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. Slauch, 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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