



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, JANUARY 14, 2025
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 December 10, 2024
V.	<u>Communications:</u>
VI.	<u>Public Hearing:</u> P-24-035 - Presentation of an amended <u>Redevelopment Plan</u> for property located at 43-75 Mechanic Street and Northwest of Route 440 between East 22 nd Street/East 25 th Street in Block 451, Lots 1.01,1.02, 2.03, 2.04 and 2.05; Block 452.02, Lots 3-9 and 11 as shown on the official Tax Map of the City of Bayonne (<i>former Clayton Block</i>) <i>Presentation by Brian Slaugh, consulting City Planner</i>
VII.	<u>Public Hearing:</u> P-23-001 - Presentation of an Non-condemnation <u>Area in Need of Redevelopment Study</u> for property located in City Block 418, Lots 3 and 4; Block 419, Lots 1 and 1.01; Block 427, Lot 3; Block 480, Lot 1; Block 481, Lots 3, 3.01, 5.03, and 6; and Block 482, Lots 3, 4, 4.01, 5, and 6 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>IMTT</i>) <i>Presentation by Andrew Janiw, consulting City Planner & Barbara Ehlen, consulting City Planner</i>
VIII.	<u>Public Hearing:</u> P-23-012 - Presentation of a <u>Redevelopment Plan</u> for property located at 28-34 East 22nd Street and known as Block 212, Lots 30, 31 and 32 as shown on the official Tax Map of the City of Bayonne (Fryczynski Funeral Home) <i>Presentation by Brian Slaugh, consulting City Planner</i>
IX.	<u>Public Hearing:</u> P-24-030 – 26 NORTH AVENUE URBAN RENEWAL, LLC – Site: North Avenue; Block 297, Lot 3 [<i>The applicant is seeking preliminary and final major site plan approval along with any ancillary relief to construct a fourteen (14) story mixed-use building containing 500 residential units, 455 parking spaces and approximately 6,929 square feet of retail space as per the Redevelopment Plan for this property.</i>] <i>Michael Miceli, Esq, Attorney for the Applicant</i>
X.	<u>Public Hearing:</u> P-24-010 – 398 BROADWAY, LLC – Site: 398 Broadway, LLC; Block 226, Lot 44 [<i>The applicant is seeking preliminary and final major site plan approval for an extension of the ground floor rear and second floor to the rear of the building to include additional space for the dance studio as well as additional room for the residential portion of the building with variance relief for lot area, lot frontage, rear yard setback, lot coverage, open space requirement, habitable floor area and number of off-street parking spaces.</i>] <i>Paul Weeks, Esq Attorney for the Applicant</i>
XI.	<u>Adoption of Resolutions:</u> P-24-031 – St. Andrew’s Church – Site: 10 West 4th Street in City Block 355, Lot 10 P-24-035 – Redevelopment Plan for 43-75 Mechanic Street and Northwest of Route 440 between East 22nd Street/East 25th Street in City Block 451, Lots 1.01,1.02, 2.03, 2.04 and 2.05; Block 452.02, Lots 3-9 and 11 (<i>former Clayton Block</i>) P-23-001 – Area in Need of Redevelopment Study for Block 418, Lots 3 and 4; Block 419, Lots 1 and 1.01; Block 427, Lot 3; Block 480, Lot 1; Block 481, Lots 3, 3.01, 5.03, and 6; and Block 482, Lots 3, 4, 4.01, 5, and 6 (<i>IMTT</i>) P-23-012 – Redevelopment Plan for 28-34 East 22nd Street in City Block 212, Lots 30, 31 and 32 (<i>former Fryczynski Funeral Home</i>)
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