



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, FEBRUARY 11, 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 January 14, 2025
V.	<u>Communications:</u>
VI.	<u>Public Hearing:</u> P-24-028 – SALVATORE MOSCATO – Site: 299 Avenue C, LLC; Block 266, Lot 26 <i>[The applicant is seeking preliminary and final major site plan approval to convert the ground-floor commercial space into a residential dwelling unit for a total of three (3) residential units; variances relief is being sought for lot area, lot frontage, lot width, parking, structure, and usable open space.]</i> <i>Joseph Nitti, Esq, attorney for the applicant</i>
VII.	<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>
VIII.	<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>
IX.	<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>
X.	<u>Adoption of Resolutions:</u>
XI.	<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