



UPDATED AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, MARCH 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
Malvika Apte, P.P., AICP, City Consulting Planner
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 February 11, 2025
V.	<u>Communications:</u> - Municipal Council Resolution Authorizing and Directing the Planning Board to prepare a Redevelopment Plan for certain property located at 657-663 Broadway and known within the City as Block 158, Lots 22, 23, and 24 on the 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>P-24-015-Hudson Radiology</i>) - Municipal Council Resolution Authorizing and Directing the Planning Board to prepare a Redevelopment Plan for certain property located at 935-939 Broadway and known within the City as Block 85, Lot 23 on the 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>P-24-029-Bank of America</i>) - Municipal Council Resolution Authorizing and Directing the Planning Board to conduct a preliminary investigation to determine whether property located at 1037-1041 Broadway and known within the City as Block 45, Lot 20 constitute a non-condemnation 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>P-25-004 formerly Golden Arrow Development</i>) - Municipal Council Resolution Authorizing and Directing the Planning Board to conduct a preliminary investigation to determine whether property located at 18-22 East 15th Street and known within the City as Block 253, Lots 39 and 40 constitute a non-condemnation 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>P-25-005 74 Hopkings, LLC</i>) - Municipal Council Resolution Authorizing and Directing the Planning Board to conduct a preliminary investigation to determine whether property located at Northwest of Route 440 between East 22nd Street and East 25th Street and known within the City as Block 452.02, Lots 5.01, 6, 7 and 9 constitute a non-condemnation 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>P-25-006 formerly Clayton Block</i>) - Municipal Council Resolution Authorizing and Directing the Planning Board to conduct a preliminary investigation to determine whether property located at 958-968 Broadway and known within the City as Block 78, Lot 44 constitute a non-condemnation 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>P-25-007 formerly T & J Auto Repair</i>)
VI.	<u>Public Hearing:</u> P-21-014 - Presentation of an Non-condemnation <u>Area in Need of Redevelopment Study</u> for property located at 62 ½ - 72 Prospect Avenue in City Block 449, Lots 21, 22, and 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>MYK Builders-carried from February 11, 2025</i>) Presentation by Malvika Apte, consulting City Planner
VII.	<u>Public Hearing:</u> P-24-017 - Presentation of an Non-condemnation <u>Area in Need of Redevelopment Study</u> for property located at 33-37 East 18 th Street in City Block 226, Lots 12, 13, and 14 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>(MYK Builders carried from February 11, 2025)</i> <i>Presentation by Brian Slaugh, consulting City Planner</i>
VIII.	<u>Public Hearing:</u> P-24-035 – 40 COTTAGE STREET, LLC – Site: 80-84 East 25th Street; Block 442, Lot 14 <i>[The applicant is seeking preliminary and final major site plan approval to construct a six-story building with fourteen residential units and 15 parking spaces.]</i> <i>Michael Miceli, Esq Attorney for the Applicant</i>
IX.	<u>Public Hearing:</u> P-24-036 –JOHN AND MARYAN, LLC – Site: 455-461 Avenue C; Block 219, Lot 24.01 <i>[The applicant is seeking preliminary and final major site plan approval to construct a six-story building containing 63 residential units with 71 parking spaces and 1,406 square feet of retail space in compliance with the Redevelopment Plan for this site.]</i> <i>Michael Miceli, Esq Attorney for the Applicant</i>
X.	<u>Public Hearing:</u> P-24-024 - Presentation of a <u>Redevelopment Plan</u> for property located at 15 Agnes Street in City Block 232, Lot 10 as shown on the official Tax Map of the City of Bayonne <i>Presentation by Brian Slaugh, consulting City Planner</i>
XI.	<u>Public Hearing:</u> P-25-005 - Presentation of a <u>Preliminary Investigation and Non-Condemnation Redevelopment Plan</u> for property located at 18-20 and 22 East 15th Street; Block 253, Lots 39 and 40 as shown on the official Tax Map of the City of Bayonne <i>(74 Hopkins)</i> <i>Presentation by Brian Slaugh, consulting City Planner</i>
XII.	<u>Adoption of Resolutions:</u> • P-24-028 – SALVATORE MOSCATO – Site: 299 Avenue C, LLC; Block 266, Lot 26 • P-24-010 – 398 BROADWAY, LLC – Site: 398 Broadway; Block 226, Lot 44 • P-23-017 – MAHALAXMI BAYONNE URBAN RENEWAL, LLC – Site: Block 751, Lots 1.11, 1.14, and 1.15 • P-24-003 – SHREE LAKSMI 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 • P-24-024 – Redevelopment Plan for 15 Agnes Street; Block 232, Lot 10 • P-25-005 – Redevelopment Plan for 18-20 and 22 East 15th Street; Block 253, Lots 39 and 40
XIII.	<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
Robert Geisler, Police Chief
Keith Weaver, Fire Chief
Joseph Benkert, Construction Official
Joseph Coughlin, Fire Sub-Code Official

Tracey Tuohy, Zoning Officer
Maureen Pona
Susan Bischoff, C.S.R.