



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, APRIL 8, 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 February 11, 2025 and March 11, 2025
V.	<u>Communications:</u> - Municipal Council Resolution Authorizing and Directing the Execution of an Agreement with Neglia Engineering Associates for Professional Planning Services in Connection with Developers and Redevelopers for the Period Commencing January 1, 2025 and Ending December 31, 2025 - Communication from Matthew Posada, Esq. dated March 5, 2025 requesting an extension for BAYONNE LUXURY WATERWALK, LLC - Site: 219 West 5th Street in City Block 301.01, Lots 1 and 6 through and including June 13, 2026 P-22-033 - Communication from Matthew Posada, Esq. dated March 11, 2025 requesting an extension for ZARA REALTY, LLC (MOHAMMAD CHAUDHRY) - Site: 7 West 8th Street in City Block 283, Lot 23.01 through and including April 8, 2026 P-23-030 - Municipal Council Resolution Authorizing and Directing the Planning Board to prepare a Redevelopment Plan for certain property located at Hook Road, Constable Hook Road, and Commerce Street and known within the City as 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 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. (P-23-001-Constable Hook East and West) - Municipal Council Resolution Authorizing and Directing the Planning Board to conduct a preliminary investigation to determine whether property located at 190 West 63rd Street and known within the City as Block 2, Lot 1 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 (P-25-011 Hudson Plaza Motel)
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</i>) Presentation by Nathan Foote, consulting City Planner
VII.	<u>Public Hearing:</u> P-24-034 - Presentation of an Non-condemnation <u>Area in Need of Redevelopment Study</u> for property located at 626-628 Avenue E in City Block 405, Lot 31 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>Burnett Electric/ML Realty, LLC</i>) Presentation by Nathan Foote, consulting City Planner
VIII.	<u>Public Hearing:</u> P-24-017 - Presentation of a <u>Redevelopment Plan</u> for property located at 33-37 East 18 th Street in City Block 226, Lots 12, 13, and 14 as shown on the official Tax Map of the City of Bayonne (<i>MYK Builders</i>) Presentation by Brian Slaugh, consulting City Planner
IX.	<u>Public Hearing:</u> P-24-016 - Presentation of an Non-condemnation <u>Area in Need of Redevelopment Study</u> for property located at 745 and 747 Broadway in City Block 139, Lots 18 and 19 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>(former Castle Clock Shop)</i> <i>Presentation by BEACON, consulting City Planner</i>
X.	<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>
XI.	<u>Public Hearing:</u> P-24-022 – MUHAMMAD SAEED-ASLAM – Site: 9-11 Ayres Court; Block 259, Lot 7 <i>[The applicant is seeking minor subdivision approval to subdivide the existing property into two new lots and then construct two new two-family houses; variances are required for lot area, lot width, height (stories), and lot frontage.]</i> <i>Peter Cecinini, Esq Attorney for the Applicant</i>
XII.	<u>Public Hearing:</u> P-25-002 – 211-217 BROADWAY, LLC – Site: 211-217 BROADWAY; Block 305, Lot 20 <i>[The applicant is seeking amended preliminary and final major site plan approval to construct a six-story, mixed-use building with 39 residential units. Previous application was P-19-033.]</i> <i>Michael Miceli, Esq Attorney for the Applicant</i>
XIII.	<u>Adoption of Resolutions:</u> • P-22-033 – BAYONNE LUXURY WATERWALK, LLC – Site: 219 West 5th Street; Block 301.01, Lots 1 and 6 (extension) • P-23-030 – ZARA REALTY, LLC (MOHAMMAD CHAUDHRY) – Site: 7 West 8th Street; Block 283, Lot 23.01 (extension) • P-24-035 – 40 COTTAGE STREET, LLC – Site: 80-84 East 25th Street; Block 442, Lot 14 • P-21-014 - AINOR for 62 ½ - 72 Prospect Avenue; Block 449, Lots 21, 22, and 23 • P-24-034 - AINOR for 626-628 Avenue E; Block 405, Lot 31 • P-24-017 - AINOR for 33-37 East 18th Street; Block 226, Lots 12, 13, and 14 • P-24-016 - AINOR for 745 and 747 Broadway in City Block 139, Lots 18 and 19
XIV.	<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