



AGENDA – UPDATED 05/05/2025
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, MAY 13, 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 meetings held on February 11, 2025, March 11, 2025, and April 8, 2025
V.	<u>Communications:</u> - Communication from Lisa John-Basta, Esq. dated March 20, 2025 requesting an extension for BAYONNE ENERGY CENTER URBAN RENEWAL III, LLC - Site: Hook Road and East 22nd Street in City Block 419, Lot 1 and Block 482, Lot 9.02 through and including April 11, 2026 <i>P-24-002</i> - Communication from Glenn Kienz, Esq. dated April 2, 2025 requesting an extension for GAMAL GROUP CORP - Site: Avenue A at Gertrude Street in City Block 361, Lot 12 and Block 362, Lot 3 through and including April 20, 2026 <i>P-23-027</i> - Municipal Council Resolution Authorizing and Directing the Planning Board to prepare a Redevelopment Plan for certain property located at 745-747 Broadway in City Block 139, Lots 18 and 19 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-24-016 (former Castle Clock Shop)</i> - Municipal Council Resolution Authorizing and Directing the Planning Board to prepare a Redevelopment Plan for certain property located at 626-628 Avenue E in City Block 405, Lot 31 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-24-034 (former Burnett Electric)</i> - Municipal Council Resolution Authorizing and Directing the Planning Board to prepare a Redevelopment Plan for certain property located at 62.5-72 Prospect Avenue in City Block 449, Lots 21, 22, and 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-21-014</i> - Municipal Council Resolution Authorizing and Directing the Planning Board to prepare a Redevelopment Plan for certain property located at 18-22 East 15th Street in City Block 253, Lots 39 and 40 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-25-005 (74 Hopkins)</i>
VI.	<u>Dismissal:</u> P-23-026 – 39 WEST 7TH ST, LLC – Site: 153-155 Avenue C; Block 317, Lot 9.01 <i>[Motion to dismiss for lack of prosecution submitted by Alicia Losonczy, Board Administrator]</i>
VII.	<u>Public Hearing:</u> P-24-029 - Presentation of a <u>Redevelopment Plan</u> for property located at 935-939 Broadway in City Block 85, Lot 23 as shown on the official Tax Map of the City of Bayonne (former Bank of America location) <i>Presentation by Nathan Foote, consulting City Planner</i>
VIII.	<u>Public Hearing:</u> P-25-007 - Presentation of an Non-condemnation <u>Area in Need of Redevelopment Study</u> for property located at 958-968 Broadway in City Block 78, Lot 44 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 T & J Automotive)</i> <i>Presentation by Barbara Ehlen, consulting City Planner</i>

IX.	Public Hearing: P-24-023 – J & J BUILDERS, LLC – Site: 94-102, 104-106, and 108 Avenue F and 101 East 21st Street; Block 457.01, Lots 2, 3, 4, and 5 <i>[The applicant is proposing a minor subdivision (consolidating the four lots into one) and seeking preliminary and final major site plan approval to construct a six-story, mixed-use building having approximately 110 residential dwelling units and a ground floor commercial/retail component.]</i> <i>Matthew Posada, Esq Attorney for the Applicant</i>
X.	Public Hearing: P-25-003 – NOVA GROUP URBAN RENEWAL, LLC – Site: 474-476 Broadway; Block 205, Lot 10.01 <i>[The applicant is seeking preliminary and final major site plan approval along with any ancillary relief to construct a six-story, mixed-use building containing 30 (thirty) residential units in accordance with the supporting Redevelopment Plan for this property that was previously Irwin's.]</i> <i>Michael Miceli, Esq Attorney for the Applicant</i>
XI.	Adoption of Resolutions: • P-23-026 – 39 WEST 7TH ST, LLC – Site: 153-155 Avenue C; Block 317, Lot 9.01 • P-24-022 – MUHAMMAD SAEED-ASLAM – Site: 9-11 Ayres Court; Block 259, Lot 7 • P-24-036 – JOHN AND MARYAN, LLC – Site: 455-461 Avenue C; Block 219, Lot 24.01 • P-25-002 – 211-217 BROADWAY, LLC – Site: 211-217 Broadway; Block 305, Lot 20 • P-24-029 – RDP for 935-939 Broadway; Block 85, Lot 23 • P-25-007 – AINOR for 958-968 Broadway; Block 78, Lot 44 • P-24-002 BAYONNE ENERGY CENTER URBAN RENEWAL III, LLC - Site: Hook Road and East 22nd Street; Block 419, Lot 1 and Block 482, Lot 9.02 (extension) • P-23-027 GAMAL GROUP CORPORATION - Site: Avenue A at Gertrude Street; Block 361, Lot 12 (extension)
XII.	Executive Session: (as needed) 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
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
Suzanne Mack, P.P., City Planner
BAY-TV