



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, JUNE 10, 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. Slauch, 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 previous minutes
V.	<u>Communications:</u>
VI.	<u>Public Hearing:</u> P-24-020 - Presentation of an Non-condemnation <u>Area in Need of Redevelopment Study</u> for property located at 47 East 41 st Street, 653-657 Avenue E, and 659 Avenue E in City Block 98, Lots 13, 14, and 15 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 pursuant to the LRHL, N.J.S.A. 40A:12A-1 et seq. (<i>Avenue E Corner Parcel</i>) <carry to August> <i>Presentation by Neglia, consulting City Planner</i>
VII.	<u>Public Hearing:</u> P-25-021 – Special Presentation: Master Plan Amendment - Affordable Housing, Fourth Round Update (Housing Element and Fair Share Plan, along with a Spending Plan) <i>Presentation by Brian Slauch, PP, AICP, consulting City Planner</i> <i>Derek W. Orth, Esq. consulting Counsel</i>
VIII.	<u>Public Hearing:</u> P-24-025 - Presentation of a Non-condemnation <u>Area in Need of Redevelopment Study</u> for property located at 1191 – 1199 JF Kennedy Boulevard in City Block 32, Lot 10 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>Lukoil Station</i>) <i>Presentation by Nathan Foote, consulting City Planner</i>
IX.	<u>Public Hearing:</u> P-24-027 - Presentation of a Non-condemnation <u>Area in Need of Redevelopment Study</u> for property located at 85-87 East 22 nd Street in City Block 449, Lots 6 and 7.01 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>behind Everything Bagel</i>) <i>Presentation by Nathan Foote, consulting City Planner</i>
X.	<u>Public Hearing:</u> P-24-016 - Presentation of a <u>Redevelopment Plan</u> for property located at 745 and 747 Broadway in City Block 139, Lots 18 and 19 as shown on the official Tax Map of the City of Bayonne (<i>former Castle Clock Shop</i>) <i>Presentation by Barbara Ehlen, consulting City Planner</i>
XI.	<u>Public Hearing:</u> P-25-012 - Presentation of an Non-condemnation <u>Area in Need of Redevelopment Study</u> for property located at 120-122 West 33 rd Street in City Block 143, Lot 28 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>Presentation by Barbara Ehlen, consulting City Planner</i>

XII.	<u>Public Hearing:</u> P-25-009 — CHANTI 5 URBAN RENEWAL, LLC Site: 562-568 Broadway; Block 184, Lot 1-3 <i>[The applicant is seeking preliminary and final major site plan approval and any other ancillary relief (if necessary) to construct a 9-story, mixed-use building consisting of 110 residential units with 115 parking spaces and 2,896 square feet of commercial/retail space in compliance with the First Savings Redevelopment Plan for this area.]</i> <i>Michael Miceli, Esq Attorney for the Applicant</i>
XIII.	<u>Adoption of Resolutions:</u> • P-25-021 Resolution for Affordable Housing Fourth Round Update • 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 • P-25-003 - NOVA GROUP URBAN RENEWAL, LLC Site: 474-476 Broadway; Block 205, Lot 10.01 • P-24-025 – AINOR for 1191–1199 JF Kennedy Boulevard; Block 32, Lot 10 • P-24-027 – AINOR for 85-87 East 22nd Street; Block 449, Lots 6 and 7.01 • P-24-016 - RDP for 745 and 747 Broadway; Block 139, Lots 18 and • P-25-012 – AINOR for 120-122 West 33rd Street; Block 143, Lot 28
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