



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, JULY 8, 2025
6:00 P.M.



Karen Fiermonte (Chairperson)
Maria I. Valado (Vice-Chairperson)
George Becker (Secretary)

Commissioners: Mayor James M. Davis/Ramon Veloz (*Mayoral Designee*), Loyad Booker, Jr.,
Thomas Maiorano, Ahmed Lack, Steven Rhodes, Caitlyn Schaible

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 following regular meetings: June 10, 2025, May 13, 2025, April 8, 2025, March 11, 2025, and February 11, 2025
V.	<u>Communications:</u> - Communication from Commissioner Michael Quintela resigning from the Planning Board - Letter from Commissioner George Becker advising that he is resigning from the Planning Board effective August 1, 2025 <i>P-25-024</i> Municipal Council resolution authorizing and directing the Planning Board to re-open the BAYONNE HARBOR REDEVELOPMENT PLAN and SUB-REDEVELOPMENT PLANS for Block 800, Lot 1; Block 801, Lot 1; Block 802, Lot 1; Block 803, Lot 1; Block 815, Lot 1; Block 600, Lots 1.01, 2, and 3; Block 645, Lot 1; and Block 660, Lot 1 <i>P-25-025</i> Municipal Council resolution authorizing and directing the Planning Board to conduct a preliminary investigation to determine whether certain properties located at 15-23 East 33rd Street in City Block 140, Lots 3, 4, 5.01, and 5.02 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 Planning Board to prepare a Redevelopment Plan for Block 140, Lots 2, 56, 57, 58, 59.01, 60, 61, and 62 <i>P-25-007</i> Municipal Council Resolution Authorizing and Directing the Planning Board to prepare a Redevelopment Plan for certain property located at 958-968 Broadway in City Block 78, Lot 44 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>former T & J Auto Repair</i>)
VI.	<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>) Presentation by Nathan Foote, consulting City Planner
VII.	<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>) Presentation by Nathan Foote, consulting City Planner
VIII.	<u>Public Hearing:</u> P-25-004 - Presentation of a Non-condemnation <u>Area in Need of Redevelopment Study</u> for property located at 1037-1041 Broadway and known as Block 45, Lot 20 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 Golden Arrow</i>) Presentation by Nathan Foote, consulting City Planner
IX.	<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</i>

	<i>Clock Shop)</i> <i>Presentation by Barbara Ehlen, consulting City Planner</i>
X.	<u>Public Hearing:</u> P-25-012 - Presentation of a Non-condemnation <u>Area in Need of Redevelopment Study</u> for property located at 120-122 West 33rd 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>
XI.	<u>Public Hearing:</u> P-25-025 - Presentation of a Non-condemnation <u>Area in Need of Redevelopment Study</u> for property located at 15-23 East 33rd Street in City Block 140, Lots 3, 4, 5.01, and 5.02 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.] (carried from 06/18/2025)</i> <i>Michael Miceli, Esq Attorney for the Applicant</i>
XIII.	<u>Public Hearing:</u> P-25-020 — J. PAR REALTY LLC & PKD, LLC Site: 21-29, 35 and 37 West 25th Street; Block 183, Lots 5, 6, and 8.01 <i>[The applicant is proposing to demolish the existing Forum Gym and seeking preliminary and final major site plan approval to construct a ten-story residential building containing 182 residential units, 216 parking spaces, and approximately 12,051 sf. of public community space; design waivers are being sought for RDP Sections 6.10(D)(2), 6.10(H) and submission waiver from Checklist Item I.2.]</i> <i>Michael Miceli, Esq Attorney for the Applicant</i>
XIV.	<u>Adoption of Resolutions:</u> • 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-25-004 - AINOR for 1037-1041 Broadway; Block 45, Lot 20 • P-24-016 - RDP for 745 and 747 Broadway ; Block 139, Lots 18 and 19 • P-25-012 – AINOR for 120-122 West 33rd Street; Block 143, Lot 28 • P-25-025 – AINOR for 15-23 East 33rd Street; Block 140, Lots 3, 4, 5.01, and 5.02
XV.	<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