



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, AUGUST 12, 2025
6:00 P.M.



Karen Fiermonte (Chairperson)
Maria I. Valado (Vice-Chairperson)

Commissioners: Mayor James M. Davis/Ramon Veloz (*Mayoral Designee*), Loyad Booker, Jr., Thomas Maiorano, Ahmed Lack, Edward P. Lubach, Jr., 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 previous meeting minutes.
V.	<u>Communications:</u>
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-24-019 - Presentation of a <u>Non-condemnation Area in Need of Redevelopment Study</u> for property located at 510-514 Avenue A, 508 Avenue A, and 134-136 West 22 nd Street in City Block 208, Lots 1.01, 4, and 35 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 auto repair facility</i>) Presentation by Lyndsay Knight, consulting City Planner
IX.	<u>Public Hearing:</u> P-24-020 - Presentation of an <u>Non-condemnation 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>) Presentation by Lyndsay Knight, consulting City Planner

X.	<u>Public Hearing:</u> P-25-016 — 15 EAST 23RD STREET, LLC Site: 15 East 23nd Street; Block 198, Lots 1 and 2 <i>[The applicant is seeking preliminary and final major site plan approval to construct a six-story mixed-use building containing 114 residential units, 119 parking spaces, and approximately 2,701 sf. of retail space; design waivers are being sought for RDP Sections 6.2H, 6.3D, 6.10(D)(2), Section 6.10(H) and submission waiver from Checklist Item I.2 for the property formerly used for St. Michael’s.]</i> <i>Michael Miceli, Esq Attorney for the Applicant</i>
XI.	<u>Adoption of Resolutions:</u> • P-25-009 CHANTI 5 URBAN RENEWAL, LLC - 562-568 Broadway; Block 184, Lots 1-3 • 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 • P-24-025 - AINOR for 1191-1199 JFK Boulevard; Block 32, Lot 10 • P-24-027 - AINOR for 85-87 East 22nd Street; Block 449, Lots 6 and 7.01 • P-24-019 - AINOR for 510-514 Avenue A, 508 Avenue A, and 134-136 West 2nd Street; Block 208, Lots 1.01, 4, and 35 • P-24-020 - AINOR for 47 East 41st Street, 653-657 Avenue E, and 659 Avenue E; Block 98, Lots 13, 14, and 15
XII.	<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