



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, SEPTEMBER 9, 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, Steven Rhodes, Caitlyn Schaible, Edward J. Lubach, Jr.

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 previous meetings.
V.	<u>Communications:</u> - Municipal Council Resolution Authorizing and Directing the Planning Board to conduct a preliminary investigation to determine whether properties located at 301 Constitution Avenue and 300-302 Constitution Avenue in City Block 803, Lot 1 and Block 815, 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 <i>P-25-027</i> - Municipal Council Resolution Authorizing and Directing the Planning Board to prepare a Redevelopment Plan for certain property located at 1191-1195, 1197 and 1199 John F. Kennedy Boulevard in City Block 33, Lots 10, 11 and 12 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-24-025</i> - Municipal Council Resolution Authorizing and Directing the Planning Board to prepare a Redevelopment Plan for certain property located at 81-87 East 22nd Street in City Block 449, Lots 6 and 7.01 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-24-027</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-25-024</i> - Municipal Council Resolution Authorizing and Directing the Planning Board to prepare a Redevelopment Plan for certain property located at 1037-1041 Broadway in City Block 45, Lot 20 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-25-004</i>
VI.	<u>Public Hearing:</u> P-24-034 - Presentation of a <u>Redevelopment Plan</u> for property located at 626-628 Avenue E in City Block 405, Lot 31 as shown on the official Tax Map of the City of Bayonne (<i>Burnett Electric</i>) <i>Presentation by Nathan Foote, consulting City Planner</i>
VII.	<u>Public Hearing:</u> P-25-024 - Presentation of an amendment to the <u>Redevelopment Plan</u> for property located within the Bayonne Harbor area recognized as Block 800, Lot 1, Block 801, Lot 1, Block 600, Lots 1.01, 2, and 3, Block 645, Lot 1, and Block 660, Lot 1 as shown on the official Tax Map of the City of Bayonne <i>Presentation by Brian Slaugh, consulting City Planner</i>
VIII.	<u>Public Hearing:</u> P-25-023 – EMERALD VALLEY HOLDINGS, LLC Site: 261 Broadway; Block, 272, Lots 22 and 23 [<i>The applicant is proposing to demolish the existing one-story, one unit building on one lot and the two-story, one residential unit/one commercial unit and construct a five-story building containing 8 residential units; variance relief is sought for parking, usable open space and curb cut.</i>] <i>Peter Cecinini, Esq Attorney for the Applicant</i>
IX.	<u>Adoption of Resolutions:</u> P-24-034 – RDP for 626-628 Avenue E; Block 405, Lot 31 P-25-024 - RDP amendment for Block 800, Lot 1, Block 801, Lot 1, Block 600, Lots 1.01, 2, and 3, Block 645, Lot 1, and Block 660, Lot 1 15 EAST 23RD ST., LLC - Site: 15 East 23rd Street; Block 198, Lots 1 and 2

X.	<u>Executive Session: (as needed)</u> As needed to discuss litigation, personnel or other matters.
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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 Beth Polera DPW Broadcasting Room
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