



Corrected AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, OCTOBER 14, 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
Greg Valesi, 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 the minutes of the regular meeting held on September 9, 2025
V.	<u>Communications:</u> - Communication from Peter J. Wolfson, Esq. dated September 9, 2025 requesting an extension for WOODMONT BAYONNE PHASE 2 URBAN RENEWAL, LLC - Site: 7 West 52nd Street in City Block 37, Lot 1 through and including September 13, 2026 P-21-023 - Communication from Donald M. Pepe, Esq dated September 4, 2025 requesting one-year extension for BCP, LLC Site: 2nd Street and Right-of-way off of Avenue A through and including October 28, 2026 P-20-022 - Communication from Donald M. Pepe, Esq dated September 15, 2025 requesting a one-year extension for BCP, LLC Site: 796 and 798-804 Avenue E in City Block 393, Lots 19 and 20 through and including October 28, 2026 P-20-023 - Communication from Paul N. Weeks, Esq. Esq dated July 23, 2025 requesting an extension for BHA OAK STREET DEVELOPMENT Site: 7 Oak Court West in City Block 471, Lots 1-7 through and including July 23, 2026 P-22-020 - Communication from Peter Cecinini, Esq dated September 15, 2026 requesting an initial up-to six-month adjournment (which would be April 14, 2025) of the current hearing date (10/14/2025) for P-25-023 EMERALD VALLEY HOLDINGS, LLC Site: 261 Broadway in City Block 272, Lots 22 and 23 whereas upon submittal of amended plans and receiving a new hearing date in the future, the applicant will re-notice for said new hearing date - Municipal Council Resolution Authorizing and Directing the Planning Board to prepare a Redevelopment Plan for certain property located at 508 Avenue A, 510-514 Avenue A and 134-136 West 22nd Street in City Block 208, Lots 1.01, 4, and 35 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. P-24-019 - Municipal Council Resolution Authorizing and Directing the Planning Board to prepare a Redevelopment Plan for certain property located at 653-657 Avenue E, 47 East 41st Street, and 659 Avenue E in City Block 98, Lots 13 and 14 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. P-24-020 - Municipal Council Resolution Authorizing and Directing the Planning Board to prepare a Redevelopment Plan for certain property located at 15-23 East 33rd Street in City Block 140, Lots 3, 4, 5.01, and 5.02 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. P-25-025 - Municipal Council Resolution Authorizing and Directing the Planning Board to conduct a preliminary investigation to determine whether properties located at 485 Avenue C, 487-493 Avenue C, and 64-66 West 22nd Street in City Block 209, Lots 22, 23.01, and 27 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 P-25-030
VI.	<u>Public Hearing:</u> P-25-013 - CITY OF BAYONNE – Site: 51 Port Terminal Boulevard in City Block 404, Portion of Lot 2.05, Block 930, Lot 1.01, and Block 970, Lot 1 [The City is seeking major subdivision approval to subdivide the three lots listed above for civic use.] <i>Andrew Raichle, PE, consulting City Engineer</i>

VII.	Public Hearing: P-25-024 - Presentation of an amendment to <u>The Peninsula at Bayonne Harbor - Harbor Station North Redevelopment Plan</u> for property located in City Block 660.01, Lot 1 as shown on the official Tax Map of the City of Bayonne <i>*this matter to be carried to November 3, 2025</i> <i>Presentation by Brian Slaugh, consulting City Planner</i>
VIII.	Public Hearing: P-25-017 - Presentation of a Non-condemnation <u>Area in Need of Redevelopment Study</u> for property located at 104-108 West 7 th Street in City Block 314, Lot 44.01 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>(Baran Roofing)</i> <i>*this matter to be carried to December 9, 2025</i> <i>Presentation by Brian Slaugh, consulting City Planner</i>
IX.	Public Hearing: P-25-030 - Presentation of a Non-condemnation <u>Area in Need of Redevelopment Study</u> for property located at 485 Avenue C, 487-493 Avenue C and 64-66 West 22 nd Street in City Block 209, Lot 22, 23.01, and 27 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>(Russell's Auto Body)</i> <i>Presentation by Ron Reinertsen, consulting City Planner</i>
X.	Public Hearing: P-25-022 – ABBA KARAS REALTY, LLC Site: 9-11 Schuyler Place; Block 289, Lot 5 <i>[The applicant is seeking approval to demolish the existing one-family dwelling, a minor subdivision to create three new lots and to construct three new two-family dwellings on each lot; variances are sought for stories and lot width.]</i> <i>Peter Cecinini, Esq. Attorney for the Applicant</i>
XI.	Adoption of Resolutions: • P-21-023 Extension for WOODMONT BAYONNE PHASE 2 URBAN RENEWAL, LLC - Site: 7 West 52nd Street in City Block 37, Lot 1 • P-20-022 Extension for BCP, LLC Site: 2nd Street and Right-of-way off of Avenue A • P-20-023 Extension for BCP, LLC Site: 796 and 798-804 Avenue E in City Block 393, Lots 19 and 20 • P-22-020 Extension for BHA OAK STREET DEVELOPMENT Site: 7 Oak Court West in City Block 471, Lots 1-7 • P-25-013 City of Bayonne Major Subdivision for 51 Port Terminal Boulevard in City Block 404, Portion of Lot 2.05, Block 930, Lot 1.01, and Block 970, Lot 1 • P-25-030 AINOR for 485 Avenue C, 487-493 Avenue C, and 64-66 West 22nd Street in Block 209, Lots 22, 23.01, and 27
XII.	Executive Session: <i>(as needed)</i> As needed to discuss litigation, personnel or other matters.

cc: All members
Madelene Medina, City Clerk
Gary LaPelusa, Council President
Greg Valesi, P.E., Consulting City Engineer
Suzanne Mack, P.P., City Planner
Brian M. Slaugh, PP, AICP Consulting Planner

Susan Bischoff, C.S.R.
Joseph Scerbo, 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