



CORRECTED AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, NOVEMBER 3, 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. 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>
V.	<u>Communications:</u> • Municipal Council Resolution Authorizing and Directing the Planning Board to conduct a preliminary investigation to determine whether properties located at 973-993 Avenue E and 80 West 47th Street in City Block 76, Lots 17.01 and 17.02 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 preparation of a redevelopment plan for the property <i>P-25-034</i> • Municipal Council Resolution Authorizing and Directing the Planning Board to prepare a Redevelopment Plan for certain property 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 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-25-030</i>
VI.	<u>Public Hearing:</u> P-25-029 - Presentation of an amendment to <u>The Peninsula at Bayonne Harbor - Bayonne Bay East Redevelopment Plan</u> for property located in City Block 830, Lots 2.01, 2.02, 3.01, 3.02, 4.01, and 4.02 Lots as shown on the official Tax Map of the City of Bayonne <i>Presentation by Brian Slaugh, consulting City Planner</i>
VII..	<u>Public Hearing:</u> P-25-019 - Presentation of a Non-condemnation <u>Area in Need of Redevelopment Study</u> for property located in City Block 452.02, Lots 5.01, 6, 7, 9, and 11 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>(three white tanks in Scattered Site #14)</i> <i>*Carried to December 9, 2025</i> <i>Presentation by Brian Slaugh, consulting City Planner</i>
VIII.	<u>Public Hearing:</u> P-25-007 - Presentation of a <u>Redevelopment Plan</u> for property located at 958-968 Broadway in City Block 78, Lot 44 as shown on the official Tax Map of the City of Bayonne <i>(former T&J Car Wash)</i> <i>Presentation by Barbara Ehlen, consulting City Planner</i>
IX.	<u>Public Hearing:</u> P-25-028 – Presentation of an amendment to a <u>Redevelopment Plan</u> for property located at 69 New Hook Road in City Block 416, Lot 2.01 as shown on the official Tax Map of the City of Bayonne <i>(former Delta Storage RDP #P-17-034)</i> <i>*Carried to December 9, 2025</i> <i>Presentation by Barbara Ehlen, consulting City Planner</i>
X.	<u>Adoption of Resolutions:</u> • P-25-029 RDP for BBE in City Block 830, Lots 2.01, 2.02, 3.01, 3.02, 4.01, and 4.02 • P-25-007 RDP for 958-968 Broadway in City Block 78, Lot 44
XI.	<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
Alex 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