



AGENDA
SPECIAL MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
WEDNESDAY, DECEMBER 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>
VI.	<u>Public Hearing:</u> P-25-033 – 102-116 AVENUE E BAYONNE LLC - 102.5-116 Avenue E; Block 467, Lots 10, 11, 12, 13, and 14 <i>[The applicant is seeking preliminary and final major site plan approval to construct a six-story residential building containing 105 residential units, 110 parking spaces, 53 bicycle spaces and amenity spaces; requesting waivers for Checklist Item I.1, RDP Items 6.9 (D)(2) and 6.2 (D) (15)]</i> <i>Michael Miceli, Esq. Attorney for the Applicant</i>
VII.	<u>P-25-001(a) - Presentation of Zoning Ordinance Amendment:</u> Presentation of Zoning Ordinance amendment to Chapter 35 Zoning (Section 5.16 – IL-A and IL-B Light Industrial Districts to permit indoor recreational sports facility as a permitted principal use) <i>Joseph D. Skillender, Esq. Planning, Zoning Development Director</i>
VIII.	<u>P-25-001(b) - Presentation of Zoning Ordinance Amendment:</u> Presentation of Zoning Ordinance amendment to Chapter 35 Zoning (Section 5.17 – I-H to permit automobile import and export facility as a permitted conditional use) <i>Joseph D. Skillender, Esq. Planning, Zoning Development Director</i>
IX.	<u>Public Hearing:</u> P-24-015 – Presentation of a <u>Redevelopment Plan</u> for property located at 657 - 663 Broadway in City Block 158, Lots 22, 23, and 24 as shown on the official Tax Map of the City of Bayonne (<i>Hudson Radiology</i>) <i>Presentation by Brian Slaugh, consulting City Planner</i>
X.	<u>Public Hearing:</u> P-25-012 – Presentation of a <u>Redevelopment Plan</u> for property located at 120-122 West 33 rd Street in City Block 143, Lot 28 as shown on the official Tax Map of the City of Bayonne <i>Presentation by Barbara Ehlen, consulting City Planner</i>
XI.	<u>Public Hearing:</u> 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>Presentation by Brian Slaugh, consulting City Planner</i>
XII.	<u>Public Hearing:</u> P-25-028 – Presentation of an amendment to <u>Delta Storage 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 (former Delta Storage RDP #P-17-034) <i>*carried from October 14, 2025*</i> <i>Presentation by Barbara Ehlen, consulting City Planner</i>
XIII.	<u>Adoption of Resolutions:</u> • P-25-001 (a) Ordinance Change to IL-A and IL-B/rec sports facility as permitted use • P-25-001 (b) Ordinance Change to I-H/automobile import/export facility as a permitted use • P-24-015 RDP for 657-663 Broadway: Block 158, Lots 22, 23, and 24 • P-25-028 RDP amendment for 69 New Hook Road; Block 416, Lot 2.01 • P-25-012 RDP for 120-122 West 33rd Street; Block 143, Lot 28 • P-25-024 RDP Amendment for HSN - Block 660.01, Lot 1

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