



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, DECEMBER 9, 2025
6:00 P.M.



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

Commissioners: Mayor James M. Davis/Ramon Veloz (Mayoral Designee), Lovad 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> Adoption of minutes from previous meetings
V.	<u>Communications:</u> - Resignation Letter from Commissioner Thomas Maiorano effective December 1, 2025 - Municipal Council Resolution Authorizing and Directing the Planning Board to conduct a preliminary investigation to determine whether property located at 1201-1203 Kennedy Boulevard, 1205 Kennedy Boulevard in City Block 32, Lots 13.01 and 15 within the City 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-25-035</i>) - Municipal Council Resolution authorizing the execution of a second amendment to redevelopment agreement with QOZ Prospect Property Urban Renewal, LLC for redevelopment of property identified as Block 455, Lot 1.01 (formerly known as Block 455, Lots 1,2 and 3) (<i>P-17-021</i>)
VI.	<u>Reorganization:</u> - Election of Officers - Appointment of Board Personnel - Adoption of 2026 Calendar
VII.	<u>Public Hearing:</u> 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>*carried from October 14, 2025*</i> <i>Peter Cecinini, Esq. Attorney for the Applicant</i>
VIII.	<u>Public Hearing:</u> P-25-038 – HUDSON COUNTY IMPROVEMENT AUTHORITY Site: 685-689 Broadway; Block 153, Lot 20 [<i>The applicant is seeking a <u>courtesy review</u> and recommendation whereas they are proposing a Community Food Pantry.</i>] <i>Robert Cavanaugh Jr., Esq. Attorney for the Applicant</i>
IX.	<u>Public Hearing:</u> P-25-027 - Presentation of a Non-condemnation Area in Need of Redevelopment Study for property located at 300-302 Constitution Avenue in City Block 803, Lot 1 and City Block 815, Lot 1 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>Harbor Pointe/The Alexan</i>) <i>Presentation by Barbara Ehlen, consulting City Planner</i>
X.	<u>Public Hearing:</u> P-24-019 – Presentation of a <u>Redevelopment Plan</u> for property located at 508-514 Avenue A and 134-136 West 22 nd Street in City Block 208, Lots 1.01, 4, and 35 as shown on the official Tax Map of the City of Bayonne <i>Presentation by Lindsey Knight, consulting City Planner</i>

XI.	<u>Public Hearing:</u> P-24-020 – Presentation of a <u>Redevelopment Plan</u> for property located at 653-657 Avenue E in City Block 98, Lots 13, 14, and 15 as shown on the official Tax Map of the City of Bayonne <i>Presentation by Lindsey Knight, consulting City Planner</i>
XII.	<u>Public Hearing:</u> P-21-014 – Presentation of a <u>Redevelopment Plan</u> for property located at 62½ Prospect Avenue, 66-68 Prospect Avenue and 70-72 Prospect Avenue in City Block 449, Lots 21, 22, and 23 as shown on the official Tax Map of the City of Bayonne <i>Presentation by Ronald Reinertsen, consulting City Planner</i>
XIII.	<u>Public Hearing:</u> P-24-004 – Presentation of a <u>Redevelopment Plan</u> for property located at 19-45 West 55th Street in City Block 28, Lots 2 and 3 as shown on the official Tax Map of the City of Bayonne (<i>Flortex</i>) <i>Presentation by Ronald Reinertsen,, consulting City Planner</i>
XIV.	<u>Public Hearing:</u> P-24-027 – Presentation of a <u>Redevelopment Plan</u> for property located at 85-87 West 22nd Street in City Block 449, Lots 6 and 7.01 as shown on the official Tax Map of the City of Bayonne (<i>behind Everything Bagel</i>) <i>Presentation by Ronald Reinertsen, consulting City Planner</i>
XV.	<u>Public Hearing:</u> P-25-004 – Presentation of a <u>Redevelopment Plan</u> for property located at 1037-1041 Broadway in City Block 45, Lot 20 as shown on the official Tax Map of the City of Bayonne <i>Presentation by Lindsey Knight, consulting City Planner</i>
XVI.	<u>Public Hearing:</u> P-25-011 –Presentation of a Non-condemnation <u>Area in Need of Redevelopment Study</u> for property located at 190 West 63rd Street in City Block 2, Lot 1 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>Hudson Plaza Motel</i>) <i>Presentation by Brian Slaugh, consulting City Planner</i>
XVII.	<u>Public Hearing:</u> P-25-017 - Presentation of a Non-condemnation <u>Area in Need of Redevelopment Study</u> for property located at 104-108 West 7th 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 was carried from October 14, 2025*</i> <i>Presentation by Brian Slaugh, consulting City Planner</i>
XVIII.	<u>Public Hearing:</u> P-25-018 - Presentation of a Non-condemnation <u>Area in Need of Redevelopment Study</u> for property located at 9 East 50th Street, 10 East 50th Street, 16 East 50th Street, 1022, 1026, 1028, and 1030 Broadway in City Block 54, Lots 1, 22.01, 22.02, 21, 23, 24, 25, and 26 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>Bella Sorella</i>) <i>Presentation by Brian Slaugh, consulting City Planner</i>
XIX.	<u>Public Hearing:</u> P-25-019 - Presentation of an amendment to a <u>Redevelopment Plan</u> for property located at East 23rd Street in City Block 452.02, Lots 5.01, 6, 7, and 9 as shown on the official Tax Map of the City of Bayonne (<i>former Clayton Block property</i>) <i>Presentation by Brian Slaugh, consulting City Planner</i>
XX.	<u>Public Hearing:</u> P-25-035 - Presentation of a Non-condemnation <u>Area in Need of Redevelopment Study</u> for property located at 1201-1203 Kennedy Boulevard, 1205 Kennedy Boulevard in City Block 32, Lots 13.01 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 in pursuant to the LRHL, N.J.S.A. 40A:12A-1 et seq. <i>Presentation by Ron Reinertsen, consulting City Planner</i>
XXI.	<u>Adoption of Resolutions:</u> • P-25-033 102-116 AVE E BAYONNE URBAN RENEWAL LLC • P-25-027 AINOR for 300-302 Constitution Avenue; Block 803, Lot 1 and Block 815, Lot 1 • P-24-019 RDP for 508-514 Avenue A and 134-136 West 22nd Street; Block 208, Lots 1.01, 4, and 35 • P-24-020 RDP for 653-657 Avenue E in City Block 98, Lots 13, 14, and 15 • P-21-014 RDP for 62 ½ Prospect Avenue, 66-68 Prospect Avenue and 70-72 Prospect Avenue in

	City Block 449, Lots 21, 22, and 23 • P-24-004 RDP for 19-45 West 55th Street in City Block 28, Lots 2 and 3 • P-24-027 RDP for 85-87 West 22nd Street in City Block 449, Lots 6 and 7.01 • P-24-037 RDP for 43-75 Mechanic Street & Northwest of Route 440 between East 22nd Street and East 25th Street in City Block 451, Lots 1.01, 1.02, 2.03, 2.04, 2.05; Block 452.02, Lots 3-9 and 11 • P-25-004 RDP for 1037-1041 Broadway in City Block 45, Lot 20 • P-25-011 AINOR for 190 West 63rd Street in City Block 2, Lot 1 • P-25-018 AINOR for 9 East 50th Street, 10 East 50th Street, 16 East 50th Street, 1022, 1026, 1028, and 1030 Broadway in City Block 54, Lots 1, 22.01, 22.02, 21, 23, 24, 25, and 26 • P-25-035 AINOR for 1201-1203 Kennedy Boulevard, 1205 Kennedy Boulevard in City Block 32, Lots 13.01 and 15
XXII.	<u>Executive Session: (<i>as needed</i>)</u> 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