



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, JANUARY 13, 2026
6:00 P.M.



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

Commissioners: Mayor Robert Kubert/Ramon Veloz (Mayoral Designee), Loyad Booker, Jr.,
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 prepare a Redevelopment Plan for certain property located at East 22nd Street in City Block 452.02, Lot 6 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-25-019 (former three white tanks near Clayton Block)</i> • Municipal Council Resolution Authorizing and Directing the Planning Board to prepare a Redevelopment Plan for certain property located at 301-302 Constitution Avenue in City Block 803, Lot 1 and City Block 815, Lot 1 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-25-027 (Harbor Pointe)</i> • Municipal Council Resolution Authorizing and Directing the Planning Board to prepare a Redevelopment Plan for certain property located at 1201-1205 JFK Boulevard in City Block 32, Lots 13.01 and 15 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-25-035 (near former Lukoil Station)</i>
VI.	<u>Public Hearing:</u> P-24-012 - Presentation of a <u>Redevelopment Plan</u> for property located at 973 – 987 Broadway, 11-13 West 47th Street, and 12 West 48th Street in City Block 70, Lots 19, 20, 21.01, 23 and 24 as shown on the official Tax Map of the City of Bayonne (<i>former Avanti's Restaurant</i>) <i>Presentation by Barbara Ehlen, consulting City Planner</i>
VII.	<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 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>* carried from October 14, 2025*</i> <i>Presentation by Brian Slaugh, consulting City Planner</i>
VIII.	<u>Public Hearing:</u> P-25-030 - Presentation of a <u>Redevelopment Plan</u> for property located at 485-493 Avenue C and 64-66 West 22 nd Street in City Block 209, Lots 22, 23.01, and 27 as shown on the official Tax Map of the City of Bayonne (<i>Russell's Auto Body</i>) <i>Presentation by Ron Reinertsen, consulting City Planner</i>
IX.	<u>Public Hearing:</u> P-25-034 - Presentation of a Non-condemnation <u>Area in Need of Redevelopment Study</u> for property located at 973-993 Avenue C and 80 West 47 th Street in City Block 76, Lots 17.01 and 17.02 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>St. Vincent's</i>) <i>Presentation by Ron Reinertsen, consulting City Planner</i>

X.	<u>Public Hearing:</u> P-25-035 - Presentation of a Non-condemnation <u>Redevelopment Plan</u> for property located at 1191-1205 JF Kennedy Boulevard in City Block 32, Lots 10, 11, 12, 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>(former Lukoil Station area)</i> <i>Presentation by Ron Reinertsen, consulting City Planner</i>
XI.	<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>
XII.	<u>Public Hearing:</u> P-25-032 – G7B, LLC c/o JASON R. TUVEL, ESQ. Site: 100 Bayonne Crossing Way; Block 453.03, Lot 1.01 <i>[The applicant is seeking preliminary and final major site plan approval to retrofit the existing Sonic building with a 7Brew Coffee Shop; site work includes removal of existing canopies and addition of new building canopy, as well as minor grading and curblane adjustments.]</i> <i>Jason R. Tuvel, Esq. Attorney for the Applicant</i>
XIII.	<u>Public Hearing:</u> P-25-014 – BLOCK 452.02, LOT 5.01, LLC Site: New Hook Road and East 22nd Street; Block 452.02, Lot 5.01 <i>[The applicant is seeking preliminary and final major site plan approval for an interim use of a commercial parking facility consisting of 350 parking spaces with related site improvements, along with bulk variance relief.]</i> <i>Matthew Posada, Esq. Attorney for the Applicant</i>
XIV.	<u>Adoption of Resolutions:</u> • P-25-038 Hudson County Improvement Authority Site: 685-689 Broadway; Block 153, Lot 20 • P-24-012 RDP for 973–987 Broadway, 11-13 West 47th Street, and 12 West 48th Street; Block 70, Lots 19, 20, 21.01, 23 and 24 • P-25-017 AINOR for 104-108 West 7th Street; Block 314, Lot 44.01 • P-25-030 RDP for 485-493 Avenue C and 64-66 West 22nd Street; Block 209, Lots 22, 23.01, and 27 • P-25-034 AINOR for 973-993 Avenue C and 80 West 47th Street; Block 76, Lots 17.01 and 17.02 <i>(St. Vincent’s)</i> • P-25-035 RDP for 1191-1205 JF Kennedy Boulevard; Block 32, Lots 10, 11, 12, 13.01, and 15
XV.	<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
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