



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, FEBRUARY 10, 2026
6:00 P.M.



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

Commissioners: Mayor Robert Kubert/Ramon Veloz (Mayoral Designee), Lovad 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> 1. Letter from Glenn Kienz, Esq. received December 19, 2025, requesting an extension for P-23-027 GAMAL GROUP CORP - Site: Avenue A at Gertrude Street in City Block 361, Lot 12 and Block 362, Lot 3 through and including May 17, 2027 2. Letter from Andrew Raichle, PE and Suzanne Mack, PP dated January 13, 2026 for continuation of Interim Use #2 on Block 751, Lots 1.06, 1.07, 1.10, and portions of mapped rights-of-way for Cruise Parking (#IU2) 3. Letter from Andrew Raichle, PE and Suzanne Mack, PP dated January 13, 2026 for Interim Use #4 on Block 751, Lots 1.11, 1.15, and 1.16 for (#IU4) 4. Municipal Council resolution authorizing and directing the Planning Board to prepare a Redevelopment Plan for property located at 9, 10, and 16 East 50th Street and 1022, 1026, 1028 and 1030 Broadway in City Block 54, Lots 1, 21, 22.01, 22.02, 23, 24, 25, and 26 pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (<i>P-25-018 former Bella Sorella's Restaurant</i>) 5. Municipal Council resolution authorizing and directing the Planning Board to prepare a Redevelopment Plan for property located at 190 West 63rd Street in City Block 2, Lot 1 pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (<i>P-25-011 Hudson Plaza Motel, Inc.</i>) 6. Municipal Council resolution authorizing and directing the Planning Board to prepare a Redevelopment Plan for property located at 973-993 Avenue C and 80 West 47th Street in City Block 76, Lots 17.01 and 17.02 pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (<i>P-25-034 St. Vincent's</i>)
VI.	<u>Reorganization:</u> • Election of Officers • Appointment of Board Personnel
VII.	<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>
VIII.	<u>Public Hearing:</u> P-23-025 – Presentation of an amendment to the <u>Redevelopment Plan</u> for property located at 1012-1022 Avenue C in City Block 64, Lots 2 and 3 as shown on the official Tax Map of the City of Bayonne (<i>former synagogue</i>) <i>Presentation by Brian Slaugh, consulting City Planner</i>

IX.	<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>
X.	<u>Public Hearing:</u> P-25-036 – SOUTH COVE DEVELOPMENT II AND SOUTH COVE DEVELOPMENT III, LLC Site: Block 412, Lots 1.01, 2.01, 2.021, 2.022, and 2.03 <i>[The applicant is seeking an amendment to previous application P-18-014 for construction of a hotel and banquet facility; where the proposed mixed use building (now Building C) will contain a 98,209 sf hotel with 125 rooms, a 19,639 sf banquet facility, a 9,520 sf retail portion and a 9,472 sf restaurant. Amendments are proposed for the design of the two residential towers - specifically the endcap building will be reconfigured into 2 residential towers with 696 residential units in both buildings and 29 stories instead of 24 but still at the height of 300 ft. (requiring a deviation from the RDP).]</i> <i>Patrick J. McNamara, Esq. and Emily J. Weiner, Esq.</i> <i>Attorneys for the Applicant</i>
XI.	<u>Adoption of Resolutions:</u> • P-25-035 RDP for 1191-1205 JF Kennedy Boulevard; Block 32, Lots 10, 11, 12, 13.01, and 15 • P-23-025 RDP Amendment for 1191-1205 JF Kennedy Blvd; Block 32, Lots 10, 11, 12, 13.01, and 15 • P-25-017 AINOR for 104-108 West 7th Street; Block 314, Lot 44.01 • P-25-014 BLOCK 452.02, LOT 5.01, LLC Site: New Hook Road and East 22nd Street; Block 452.02, Lot 5.01 • P-25-032 G7B LLC c/o JASON R. RUVEL, ESQ. Site: 100 Bayonne Crossing Way; Block 453.03, Lot 1.01
XII.	<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