

# **PRIOR RESOLUTIONS**

**RESOLUTION  
CITY OF BAYONNE PLANNING BOARD  
RECOMMENDING ADOPTION OF A PRELIMINARY INVESTIGATION  
NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT  
102 ½ - 116 Avenue E  
Block 467, Lots 10-14**

**WHEREAS**, the City Council of the City of Bayonne adopted a resolution that authorized the Planning Board of the City of Bayonne to conduct a Preliminary Investigation to determine whether the 102½-116 Avenue E located at Block 467, Lots 10-14 was an area in need of Redevelopment Without power of Condemnation; and

**WHEREAS**, the Preliminary Investigation was presented to the Planning Board of the City of Bayonne on May 14, 2024; and

**WHEREAS**, the Preliminary Investigation Area in Need of Redevelopment required map and statement of intent has been on file with the City Clerk of the City of Bayonne as required by law; and

**WHEREAS**, the Area in Need Investigation was presented to the Planning Board at a regular meeting on May 14, 2024 at which time Suzanne T. Mack, P.P., A.I.C.P., was sworn in and qualified as an expert in her field, she proceeded to present the contents of this Preliminary Investigation Area in Need of Redevelopment Study and to respond to questions from the Board; and

**WHEREAS**, an opportunity was afforded to members of the public and/or interested persons or parties to be heard, ask questions and participate in the Board's consideration of the Investigative Report; and

**WHEREAS**, because of the Investigative Report submitted, the testimony of Ms. Mack, and in due consideration thereof, the Planning Board has determined that it will recommend by

way of this aforesaid Resolution, that the findings in this Redevelopment Study be adopted and the property designated as a non-condemnation area in need of redevelopment; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Planning Board of the City of Bayonne, County of Hudson, State of New Jersey that the Non-Condensation Redevelopment Study of Block 467, Lots 10-14 as prepared by Suzanne T. Mack, P.P., A.I.C.P., be endorsed and it is hereby recommended for consideration and adoption by the City Council, City of Bayonne for the property as set forth herein.

The undersigned certifies that the within Resolution was approved by this Board on May 14, 2024, and adopted on May 14, 2024, and memorialized herein pursuant to N.J.S.A. 40:55-D-10(g).

**The following vote to approve the Area in Need of Redevelopment Study was taken at the hearing on May 14, 2024.**

**RECORDED VOTE:**

<i>Commissioners</i>	<i>Aye</i>	<i>Nay</i>	<i>Abstain</i>	<i>Recuse</i>	<i>Absent</i>	<i>Not Voting</i>
Karen Fiermonte	[X]	[ ]	[ ]	[ ]	[ ]	[ ]
Maria I. Valado	[X]	[ ]	[ ]	[ ]	[ ]	[ ]
George Becker	[ ]	[ ]	[ ]	[ ]	[X]	[ ]
Loyad Booker, Jr.	[X]	[ ]	[ ]	[ ]	[ ]	[ ]
Thomas Maiorano	[ ]	[ ]	[ ]	[ ]	[X]	[ ]
Jack Beiro	[X]	[ ]	[ ]	[ ]	[ ]	[ ]
Ahmed Lack	[X]	[ ]	[ ]	[ ]	[ ]	[ ]
Mike Quintela	[ ]	[ ]	[ ]	[ ]	[X]	[ ]
James Davis, Mayor	[ ]	[ ]	[ ]	[ ]	[X]	[ ]
Ramon Veloz	[ ]	[ ]	[ ]	[ ]	[X]	[ ]
(Mayoral Designee)						

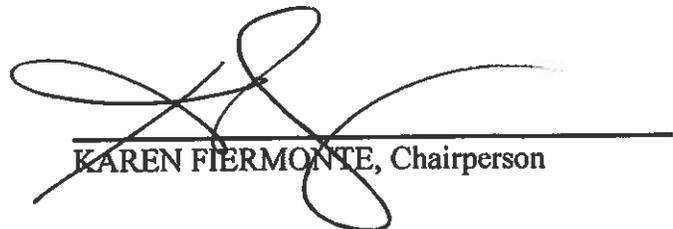
The following vote to memorialize the resolution was taken at the hearing on May 14, 2024.

**RECORDED VOTE:**

<i>Commissioners</i>	<i>Aye</i>	<i>Nay</i>	<i>Abstain</i>	<i>Recuse</i>	<i>Absent</i>	<i>Not Voting</i>
Karen Fiermonte	[X]	[ ]	[ ]	[ ]	[ ]	[ ]
Maria I. Valado	[ ]	[ ]	[ ]	[ ]	[X]	[ ]
George Becker	[ ]	[ ]	[ ]	[ ]	[X]	[ ]
Loyad Booker, Jr.	[X]	[ ]	[ ]	[ ]	[ ]	[ ]
Thomas Maiorano	[ ]	[ ]	[ ]	[ ]	[X]	[ ]
Jack Beiro	[ ]	[ ]	[ ]	[ ]	[X]	[ ]
Ahmed Lack	[X]	[ ]	[ ]	[ ]	[ ]	[ ]
Mike Quintela	[X]	[ ]	[ ]	[ ]	[ ]	[ ]
James Davis, Mayor	[ ]	[ ]	[ ]	[ ]	[X]	[ ]
Ramon Veloz (Mayoral Designee)	[X]	[ ]	[ ]	[ ]	[ ]	[ ]

WHEREAS the application is hereby  X  APPROVED   DENIED.

The above Resolution was adopted by the Planning Board of the City of Bayonne at an in-person meeting held on May 14, 2024.

  
KAREN FIERMONTE, Chairperson

RNC/akl

**Resolution  
City of Bayonne  
Planning Board  
102½ – 116 Avenue E Redevelopment Plan  
Block 467, Lots 10, 11, 12, 13 and 14  
(P-24-006)**

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**WHEREAS**, the Municipal Council of the City of Bayonne by Resolution authorized the Planning Board of the City of Bayonne to prepare a redevelopment plan for the properties located in the City of Bayonne, known as the 102½-116 Avenue E Redevelopment Plan, identified in that Resolution; and

**WHEREAS**, Susan Mack, PP, AICP the city planner and Brian Slaugh, PP, AICP and James Clavelli, PP, AICP the city's consulting planners prepared the 102½ - 116 Avenue E Redevelopment Plan of the aforesaid properties; and

**WHEREAS**, the Municipal Council, by Resolution adopted on May 15, 2024, authorized the Planning Board of the City of Bayonne to prepare the 102½ - 116 Avenue E Redevelopment Plan for the Redevelopment Area (the subject property) to further the goals and objectives of the Master Plan; and

**WHEREAS**, on October 8, 2024, the Planning Board of the City of Bayonne conducted a public hearing on the 102½ - 116 Avenue E Redevelopment Plan; and

**WHEREAS**, the Plan and studies, the required map and statement of intent have been on file with the City Clerk of the City of Bayonne as required by law; and

**WHEREAS**, the Plan was presented to the Planning Board at a regular meeting held on October 8, 2024 at which time Brian Slaugh, PP, AICP was sworn in and qualified as an expert in his field and proceeded to present the contents of the plan and responded to questions from the Board; and

**WHEREAS**, an opportunity was afforded to members of the public and/or interested persons or parties to be heard as questions and participate in the Board’s consideration of the Plan; and no person came forward when the meeting was opened to the public; and

**WHEREAS**, because of the Plan submitted, the testimony of Mr. Slaugh, and in due consideration thereof, the Planning Board has determined that it will recommend by way of the aforesaid Resolution, that the Plan be adopted by the Municipal Council.

**NOW, THEREFORE, BE IT RESOLVED**, by the Planning Board of the City of Bayonne, County of Hudson, State of New Jersey that the 102 ½ -116 Avenue E Redevelopment Plan identified herein be adopted and is hereby recommended for consideration and adoption by the Municipal Council of the City of Bayonne for the Subject Property as set forth herein.

The undersigned certifies that the within Resolution was approved by this Board on October 8, 2024, and adopted on October 8, 2024, and memorialized herein pursuant to N.J.S.A. 40:55-D-10(g).

**The following vote to approve the application was taken at the hearing on October 8, 2024:  
RECORDED VOTE:**

<i>Commissioners</i>	<i>Aye</i>	<i>Nay</i>	<i>Abstain</i>	<i>Recuse</i>	<i>Absent</i>	<i>Not Voting</i>
Karen Fiermonte	[X]	[ ]	[ ]	[ ]	[ ]	[ ]
Maria I. Valado	[X]	[ ]	[ ]	[ ]	[ ]	[ ]
George Becker	[ ]	[ ]	[ ]	[ ]	[X]	[ ]
Loyad Booker, Jr.	[X]	[ ]	[ ]	[ ]	[ ]	[ ]
Thomas Maiorano	[ ]	[ ]	[ ]	[ ]	[X]	[ ]
Jack Beiro	[ ]	[ ]	[ ]	[ ]	[X]	[ ]
Ahmed Lack	[X]	[ ]	[ ]	[ ]	[ ]	[ ]
Miquel Quintela	[X]	[ ]	[ ]	[ ]	[ ]	[ ]
James Davis, Mayor	[ ]	[ ]	[ ]	[ ]	[X]	[ ]
Ramon Veloz (Mayoral Designee)	[X]	[ ]	[ ]	[ ]	[ ]	[ ]

**The following vote to memorialize the resolution was taken at the hearing on October 8, 2024:**

**RECORDED VOTE:**

<i>Commissioners</i>	<i>Aye</i>	<i>Nay</i>	<i>Abstain</i>	<i>Recuse</i>	<i>Absent</i>	<i>Not Voting</i>
Karen Fiermonte	[X]	[ ]	[ ]	[ ]	[ ]	[ ]
Maria I. Valado	[X]	[ ]	[ ]	[ ]	[ ]	[ ]
George Becker	[ ]	[ ]	[ ]	[ ]	[X]	[ ]
Loyad Booker, Jr.	[X]	[ ]	[ ]	[ ]	[ ]	[ ]
Thomas Maiorano	[ ]	[ ]	[ ]	[ ]	[X]	[ ]
Jack Beiro	[ ]	[ ]	[ ]	[ ]	[X]	[ ]
Ahmed Lack	[X]	[ ]	[ ]	[ ]	[ ]	[ ]
Miquel Quintela	[X]	[ ]	[ ]	[ ]	[ ]	[ ]
James Davis, Mayor	[ ]	[ ]	[ ]	[ ]	[X]	[ ]
Ramon Veloz (Mayoral Designee)	[X]	[ ]	[ ]	[ ]	[ ]	[ ]

**WHEREAS , the application is hereby  X  APPROVED \_\_\_\_\_ DENIED.**

**The above Resolution was adopted by the Planning Board of the City of Bayonne at a meeting held on October 8, 2024.**

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KAREN FIERMONTE, Chairperson

RNC/akl