



**PLANNING BOARD
CITY OF BAYONNE
MINUTES OF VIRTUAL MEETING
MAY 12, 2020**

A virtual meeting of the City of Bayonne Planning Board was conducted by electronic means on Tuesday, May 12, 2020 as permitted during this State of Emergency due to the COVID 19 pandemic.

The meeting was called to order by Chairperson Fiermonte at 6:10 p.m. Chairperson Fiermonte led all in the Pledge of Allegiance to the Flag and advised that the Board has complied with the Open Public Meetings Act/Sunshine Law and as permitted during a State of Emergency as declared by Gov. Phil Murphy.

Prior to proceeding with the meeting, Chairperson Fiermonte made a motion nominating Commissioner Nadrowski to replace the position of Secretary vacated by Commissioner Malloy. Commissioner Fiermonte's motion was seconded by Commissioner Valado and a unanimous vote followed.

Secretary Nadrowski called the roll. Present at the meeting were Chairperson Fiermonte, Commissioners Valado, Nadrowski, Quintela, Patel, Becker, Mathews and mayoral designee Veloz. Mayor Davis was absent.

Also present were Richard N. Campisano, Esq., Board Counsel, Robert Russo, PE, City Engineer, Malvika Apte, PP consulting City Planner, Suzanne Mack, PP, City Planner and Lillian Glazewski, Land Use Administrator.

Adoption of Minutes

Commissioner Valado made a motion to adopt the minutes of the regular meeting held on March 10, 2020 and Commissioner Nadrowski seconded the motion. A unanimous vote of eligible members followed.

Communications:

- Municipal Council Resolution directing and authorizing the Planning Board to conduct a preliminary investigation to determine whether property located at 471 Broadway in Block 210, Lot 25.01 constitutes a non-condemnation area in need of redevelopment pursuant to the LRHL N.J.S.A. 40A:12A-1 et seq. (Rite Aid) *P-20-013*
- Municipal Council Ordinance of the City of Bayonne, Amending and Supplementing the General Ordinances of the City, Chapter 35 Zoning Regulations amending the Zoning Map to designate an area of land which has no zoning designation, fronting on John F. Kennedy Boulevard and bounded by Leo Slyvius Road and West 58th Street, to be designated as part of the R-2 Zoning District.

Public Hearing:

Presentation of a Non-condemnation Area in Need of Redevelopment Study for property located at 471 Broadway in Block 210, Lot 25.01 constitutes a non-condemnation area in need of redevelopment pursuant to the LRHL N.J.S.A. 40A:12A-1 et seq. (Rite Aid) (*P-20-013*)

City Planner Suzanne Mack was sworn in to provide testimony on the three Preliminary Investigations.

Presentation by Suzanne Mack, City Planner. Presentation by Suzanne Mack, City Planner. Ms. Mack pointed out the requirements needed to designate a parcel or parcels of land an Area in Need of redevelopment. Ms. Mack described the condition of the site and pointed out each of the requirements that related to the site. Ms. Mack testified that based on her findings this site satisfies the requirements to be declared an area in need of redevelopment.

Board questions:

There were no questions from the Board.

Resident questions:

There were no questions from the general public.

Commissioner Valado made a motion to forward the Board's recommendation on the adoption of the Preliminary Investigation and Commissioner Nadrowski seconded the motion. A unanimous vote followed.

Public Hearing:

Presentation of a Non-condemnation Area in Need of Redevelopment Study for property located at 111 Avenue F and 86-92 East 22nd Street in City Block 456, Lots 8.01, 8.02, 8.03, 9 & 10 to determine whether said property constitutes a non-condemnation area in need of redevelopment, pursuant to the LRHL, N.J.S.A. 40A:12A-1 et seq. (*P-20-014*)

Presentation by Suzanne Mack, City Planner. Ms. Mack described the location of the study area and present condition. Ms. Mack testified that this study area meets one or more of the requirements to be designated an area in need of redevelopment under the Local Redevelopment and Housing Law.

Board questions:

There were no questions from the Board.

Resident questions:

There were no questions from the general public.

Commissioner Valado made a motion to forward the Board's recommendation on the adoption of the new zone to the Municipal Council and Commissioner Nadrowski seconded the motion. A unanimous vote followed.

Public Hearing:

Presentation of a Non-condemnation Area in Need of Redevelopment Study for property located at 21, 19 and 17 West 46th Street; 12, 14, 16, 20, 22 and 24 West 47th Street in City Block 77, Lots 13, 14, 15, 27, 28, 29, 30, 31 and 32, respectively, constitute a non-condemnation areas in need of redevelopment, pursuant to the LRHL, N.J.S.A. 40A:12A-1 et seq. (*P-20-007*)

Presentation by Suzanne Mack, City Planner. Ms. Mack testified that the study area location provides an opportunity to enable parking for the overall complex. She further testified that this study area meets the requirements to be designated an area in need of redevelopment.

Board questions:

There were no questions from the Board.

Resident questions:

Resident Jose Rubet owner of 19 West 46th Street questioned Ms. Mack. Ms. Mack assured Mr. Rubet that this is a non-condemnation investigation.

Commissioner Valado made a motion to forward the Board's recommendation on the adoption of the new zone to the Municipal Council and Commissioner Veloz seconded the motion. A unanimous vote followed.

Adoption of Resolutions

- **P-19-045 – 746 AVE E BAYONNE URBAN RENEWAL, LLC – Site 736-742 Avenue E in City Block 393, Lots 3, 4 & 5**
 - Commissioner Valado made a motion to approve the resolution and Commissioner Patel seconded the motion. A unanimous vote of eligible members followed.
- **Resolution for Non-Condensation Area in Need of Redevelopment Study for property located at 471 Broadway in Block 210, Lot 25.01 constitutes a non-condemnation area in need of redevelopment pursuant to the LRHL N.J.S.A. 40A:12A-1 et seq. (Rite Aid) (P-20-013)**
 - Commissioner Valado made a motion to approve the resolution and Commissioner Veloz seconded the motion. A unanimous vote of eligible members followed.

- **Resolution for Non-Condensation Area in Need of Redevelopment Study for property located at 111 Avenue F and 86-92 East 22nd Street in City Block 456, Lots 8.01, 8.02, 8.03, 9 & 10 to determine whether said property constitutes a non-condemnation area in need of redevelopment, pursuant to the LRHL, N.J.S.A. 40A:12A-1 et seq. (P-20-014)**
 - Commissioner Valado made a motion to approve the resolution and Commissioner Fiermonte seconded the motion. A unanimous vote of eligible members followed.
- **Resolution for Non-Condensation Area in Need of Redevelopment Study for property located at 21, 19 and 17 West 46th Street; 12, 14, 16, 20, 22 and 24 West 47th Street in City Block 77, Lots 13, 14, 15, 27, 28, 29, 30, 31 and 32, respectively, constitute a non-condemnation areas in need of redevelopment, pursuant to the LRHL, N.J.S.A. 40A:12A-1 et seq. (P-20-007)**
 - Commissioner Nadrowski made a motion to approve the resolution and Commissioner Valado seconded the motion. A unanimous vote of eligible members followed.

A motion was made to close the meeting at 7:30 p.m.

Susan Bischoff, Certified Shorthand Reporter, 449 Columbia Boulevard, Wood-Ridge, NJ 07075 took a transcript of the meeting.

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