



**PLANNING BOARD
CITY OF BAYONNE
MINUTES OF VIRTUAL MEETING
AUGUST 11, 2020**

A virtual meeting of the City of Bayonne Planning Board was conducted by electronic means on Tuesday, August 11, 2020 as permitted during this State of Emergency due to the COVID 19 pandemic.

The meeting was called to order by Chairperson Fiermonte at 6:04 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 Governor Phil Murphy.

Secretary Nadrowski called the roll. Present at the meeting were Chairperson Fiermonte, Commissioners Nadrowski, Quintela, Patel, Becker and mayoral designee Veloz. Mayor Davis, Commissioners Valado, Mathews and Youssef were 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, Lillian Glazewski, Land Use Administrator and Alicia Losonczy, Zoning Officer.

Communications:

- Municipal Council resolution authorizing and directing the Planning Board to prepare a Redevelopment Plan for property located at 1099 – 1105 Avenue C and 66-68 West 54th Street which property is identified as Block 34, Lots 26, 27, 28, 29 and 30 pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (*DaNoi*) (*P-19-023*)
- Municipal Council resolution authorizing and directing the Planning Board to conduct an investigation of property located at 7-9 Cottage Street and 218-222 Broadway in City Block 319, Lots 1.01, 1.02 and 26 to determine whether the properties constitutes a non-condemnation area in need of redevelopment pursuant to the LRHL, N.J.S.A. 40A:12A-1 et seq. (*Delta Gas Station*) (*P-20-021*)

Public Hearing:

Presentation of a Preliminary Investigation to determine whether the property located at 120-122 West 33rd Street and identified as Block 143, Lot 28 should be designated by the Municipal Council of the City of Bayonne as a Non-condemnation Area in Need of Redevelopment pursuant to LRHL N.J.S.A. 40A:12A-1 et seq. (Local Redevelopment and Housing Law) (*P-19-013*)

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 site has been unimproved for twenty-five years and pointed out each of the requirements that related to the site. She testified that based on her findings this site satisfies the requirements to be declared an area in need of redevelopment.

Board questions:

Chairperson Fiermonte and Commissioners Nadrowski had questions for Ms. Mack. Commissioner Veloz commented that the site may seem more suitable for a three family dwelling.

Resident questions:

There were no questions from the general public.

Secretary Nadrowski made a motion to forward the Board's recommendation on the adoption of the Preliminary Investigation and Commissioner Patel seconded the motion. A unanimous vote of six no votes followed.

Public Hearing:

Presentation of a Redevelopment Plan for property located at 219 West 5th Street in City Block 301.01, Lots 1 and 6 (Nacirema) (P-19-002) pursuant to the LRHL, N.J.S.A. 40A:12A-1 et seq. (Local Redevelopment and Housing Law) (*P-20-014*)

Presentation by Malvika Apte, consulting City Planner. Ms. Apte gave a presentation and summary of the Redevelopment Plan. She summarized the redevelopment area, redevelopment

components, goals and objectives, Land Development Regulations, use, bulk and parking regulations and design standards of the redevelopment plan.

Board questions:

Chairwoman Fiermonte asked if dens could be addressed in the plan. Sue Mack, PP, City Planner, made a comment regarding three bedroom units.

Resident questions:

Mr. Van Ripps, President of the nearby Palmer Asphalt Company called in with a comment that he disagreed with the statement that thirty-five trucks a day visited his premises. He said he receives deliveries of asphalt once every three days.

Secretary Nadrowski made a motion to forward the Board's recommendation to the City Council to adopt the Redevelopment Plan. Commissioner Veloz seconded the motion. A unanimous vote followed.

Public Hearing:

Presentation of a Redevelopment Plan for property located in City Block 300.01, Lots 1, 2 and 3; Block 301.03, Lots 2 and 3; and Block 511, Lot 1 (*Bayview/A&P*) (*P-18-037*)

Presentation by Malvika Apte, consulting City Planner. Ms. Apte gave a summary of the Redevelopment Plan. She summarized the redevelopment area, redevelopment components, goals and objectives, Land Development Regulations, use, bulk and parking regulations and design standards of the redevelopment plan.

Board questions:

Chairperson Fiermonte and Secretary Nadrowski had questions for Ms. Apte. Suzanne Mack, P.P. City Planner also had a question for Ms. Apte.

Resident questions:

There were no questions from the audience.

Secretary Nadrowski made a motion to forward the Board's recommendation on the adoption of the Redevelopment Plan to the Municipal Council and Commissioner Veloz seconded the motion. A unanimous vote followed.

Adoption of Resolutions:

- **P-20-002 PARKVIEW REALTY URBAN RENEWAL, LLC – Site: 101 East 23rd Street in City Block 445, Lot 1.01; Block 450, Lots 1, 10.01, 10.02, 22, 23 & 24 and Block 451, Lots 1.01 & 2.05**
 - Chairwoman Fiermonte made a motion to approve the resolution and Commissioner Veloz seconded the motion. A unanimous vote of eligible members followed.
- **P-20-001 PARKVIEW REALTY URBAN RENEWAL, LLC – Site: 101 East 23rd Street in City Block 445, Lot 1.01**
 - Chairwoman Fiermonte made a motion to approve the resolution and Commissioner Nadrowski seconded the motion. A unanimous vote of eligible members followed.
- **P-20-004 RAM DEVELOPMENT, LLC – Site: 130-134 Avenue F; East 23rd Street; 37, 39 & 41 Mechanic Street in City Block 450, Lots 1, 10.01, 10.02, 22, 23 & 24**
 - Chairwoman Fiermonte made a motion to approve the resolution and Commissioner Nadrowski seconded the motion. A unanimous vote of eligible members followed.
- **P-20-003 LEHIGH REALTY CO., INC. – Site: 103-143 East 22nd Street and 43-75 Mechanic Street in City Block 451, Lots 1.01 & 2.05**
 - Chairwoman Fiermonte made a motion to approve the resolution and Commissioner Veloz seconded the motion. A unanimous vote of eligible members followed.
- **Preliminary Investigation as a Non-condemnation Area In Need of Redevelopment for property located at 120-122 West 33rd Street in City Block 143, Lot 28 (P-19-013)**
 - Commissioner Patel made a motion to approve the resolution and Chairperson Fiermonte seconded the motion. A unanimous vote of eligible members followed.

- **Redevelopment Plan for property located at West 5th Street in City Block 301.01, Lots 1 and 6 (*Nacirema*) (P-19-002)**
 - Commissioner Patel made a motion to approve the resolution and Commissioner Veloz seconded the motion. A unanimous vote of eligible members followed.
- **Redevelopment Plan for property located in City Block 300.01, Lots 1, 2 and 3; Block 301.03, Lots 2 and 3; and Block 511, Lot 1 (*Bayview/A&P*) (P-18-037)**
 - Commissioner Patel made a motion to approve the resolution and Chairperson Fiermonte seconded the motion. A unanimous vote of eligible members followed.

A motion was made to close the meeting at 7:55 p.m.

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

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