



**PLANNING BOARD  
CITY OF BAYONNE  
MINUTES OF VIRTUAL MEETING  
OCTOBER 13, 2020**

A virtual meeting of the City of Bayonne Planning Board was conducted by electronic means on Tuesday, October 13, 2020 as permitted during this State of Emergency due to the COVID 19 pandemic.

The meeting was called to order by Chairperson Fiermonte at 6:02 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 time or roll call were Chairperson Fiermonte, Commissioners Valado, Nadrowski, Quintela, Becker, Mathews, Youssef and mayoral designee Veloz. Mayor Davis and Commissioner Patel were not present.

Also present were Richard N. Campisano, Esq., Board Counsel, Malvika Apte, PP consulting City Planner, Suzanne Mack, PP, City Planner and Alicia Losonczy, Planning/Zoning Board of Adjustment Secretary.

**Adoption of Minutes**

Commissioner Valado made a motion to adopt the minutes of the regular meeting held on September 8, 2020 and Commissioner Veloz seconded the motion. A unanimous vote of eligible members followed.

**Communications:**

- Municipal Council Resolution authorizing and directing the Planning Board to conduct a preliminary investigation for property at the Caschem site located in City Block 360, Lot 1; Block 332, Lots 2, 2.01, 4 and 5; Block 361, Lot 12; and Block 362, Lot 3 to determine whether said property constitutes a non-condemnation area in need of redevelopment pursuant to the local redevelopment and housing law, N.J.S.A. 40A:12A-1 et seq. (P-20-028)
- Request from Mark Venice for a two year extension to begin construction on October 13, 2022 on project P-17-019 Vencon Developers, LLC – Site: 1-3 Meadow Street; Block 460, Lots 1 and 2
  - Commissioner Valado made the motion to grant the two year extension and Commissioner Mathews seconded the motion. A unanimous vote followed.
- Letter from Michael Miceli, Esq., attorney for applicant, for P-20-020 – BAYONNE EQUITIES BII URBAN RENEWAL, LLC – Site 9-11 West 12<sup>th</sup> Street and 281, 283-287 and 289 Broadway in City Block 264, Lots 15, 16, 17 and 18, requesting the matter be adjourned until the November 9, 2020 meeting
  - Commissioner Nadrowski made the motion to grant the adjournment to November 9, 2020 and Commissioner Valado seconded the motion. A unanimous vote followed.
- Letter from Paul Weeks, Esq., attorney for applicant, for P-20-024 – RAMON VELOZ – Site 399 Broadway in City Block 231, Lot 25, requesting the matter be adjourned until the November 9, 2020 meeting
  - Commissioner Valado made the motion to grant the adjournment to November 9, 2020 and Commissioner Fiermonte seconded the motion. A unanimous vote followed.

*Commissioner Patel joined the virtual meeting at 6:18 pm.*

**Public Hearing:**

Presentation of an Amended and Restated Redevelopment Plan for the Texaco Redevelopment Plan for the property identified as Block 332, Lot 3; Block 360, Lot 2, Block 373, Lots 1, 2, 13, 14 and 15; Block 390, lots 1, RG 67; Block 391, Lots 1 and 2 and Block 511, Lots 5 and 6 as shown 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. (Texaco) (P-16-021)

Presentation by Malvika Apte, PP, 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:**

There were no questions from the Board.

**Audience questions:**

A resident, Michael Gotham, advised that November 10<sup>th</sup> is the birthday of the United States Marine Corp. Also, Carolyn Franktell requested clarification regarding the corresponding number item for this matter on the agenda.

**Motion:**

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

**Public Hearing:**

Presentation of an Amended and Restated Redevelopment Plan for Silk Lofts Redevelopment Plan for the property located at 122 Avenue E, 124 Avenue E, 126 Avenue E, 126½ Avenue E, 128 Avenue E, 130 Avenue E, 132 Avenue E, 134-136 Avenue E, 138 Avenue E, 140 Avenue E, 165 Avenue E, 167 Avenue E, 169 Avenue E, 170-180 Avenue and 157-163 Avenue E which property is identified as Block 467, Lot 17, 18, 19, 20, 21, 22, 23, 24, 25 and 26, Block 234, Lots 8.01, 11, 12 and 13 and Block 458, Lots 1 and 1.01, as shown 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. (*Silk Lofts*) (P-17-011)

Commissioner Nadrowski pointed out a typographical error for Lot 29 listed which should be Lot 20 when she read the matter into the agenda.

Presentation by Malvika Apte, PP, 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:**

Commissioner Youssef had a question to the parking and Commissioner Veloz had a question about the number of units.

**Audience questions:**

There were no questions from the general public.

**Motion:**

Commissioner Valado made a motion to approve the application subject to any and all conditions as spread across the record and Commissioner Veloz seconded the motion. A unanimous vote of members present followed.

**Adoption of Resolutions:**

- **P-20-017 SIXTH WAVE LOGISTICS – Site: 71 New Hook Road in City Block 416, Lot 1**
  - Commissioner Valado made a motion to approve the resolution and Commissioner Nadrowski seconded the motion. A unanimous vote of eligible members followed.
- **P-20-019 – 17 AVENUE E URBAN RENEWAL, LLC – Site: 17 Avenue E in City Block 278, Lot 2 – 4**
  - Commissioner Valado made a motion to approve the resolution and Commissioner Veloz seconded the motion. A unanimous vote of eligible members followed.
- **P-20-022 BCP, LLC– Site: 2<sup>nd</sup> Street off Avenue A in City Block 362**
  - Commissioner Nadrowski made a motion to approve the resolution and Commissioner Veloz seconded the motion. A unanimous vote of eligible members followed.

- **P-20-023 BCP, LLC – Site: 796 and 798-804 Avenue E in City Block 393, Lots 19 and 20**
  - Commissioner Valado made a motion to approve the resolution and Chairwoman Fiermonte seconded the motion. A unanimous vote of eligible members followed.
- **P-17-019 Vencon Developers, LLC – Site: 1-3 Meadow Street in Block 460, Lots 1 and 2**
  - Commissioner Valado made a motion to approve the resolution and Commissioner Veloz seconded the motion. A unanimous vote of eligible members followed.

A motion was made to close the meeting at 7:04 p.m.

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

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