



**PLANNING BOARD
CITY OF BAYONNE
MINUTES OF VIRTUAL MEETING
FEBRUARY 9, 2021**

A virtual meeting of the City of Bayonne Planning Board was conducted by electronic means on Tuesday, February 9, 2021 as permitted during this State of Emergency due to the COVID 19 pandemic.

The meeting was called to order by Chairperson Fiermonte at 6:06 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. It was conducted in accordance with all of the protocols and procedures set by the City of Bayonne and this Board is in compliance with regulations issued by the State Department of Community Affairs for the conducting of open public meetings on a remote/virtual basis with use of a webinar-type platform.

Secretary Nadrowski called the roll. Present at the time of roll call were Chairperson Fiermonte, Commissioners Valado, Nadrowski, Becker, Mathews, Veloz, Quintela and Patel. Mayor Davis and Commissioner Youssef were not present.

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 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 January 12, 2021 and Commissioner Mathews seconded the motion. A unanimous vote of eligible members followed.

Communications:

- Annual Report for Calendar Year 2020 presented from the Zoning Board of Adjustment
 - Commissioner Valado made the motion to approve the annual report for calendar year 2020 and Commissioner Mathews seconded the motion. A unanimous vote followed.
- Letter from Nicole M. Magdziak, Esq. attorney for applicant P-19-031 – SMZ Bayonne, LLC – Site: 1127-1157 Kennedy Boulevard in City Block 50, Lot 2 requesting a one-year extension until February 9, 2022 within which to begin construction
 - Commissioner Valado made the motion to grant the one-year extension within which to begin construction and Commissioner Mathews seconded the motion. A unanimous vote followed.
- Communication from Letter from Patrick J. McNamara, Esq. attorney for applicant P-21-003 – SOUTH COVE DEVELOPMENT IV, LLC and SOUTH COVE DEVELOPMENT, LLC – Site: 191 LeFante Way in City Block 412, Lots 2.01 and 2.03 requesting the matter be carried until the March 9, 2021 meeting with no further action on the part of the applicant
 - Commissioner Valado made the motion to approve the request to carry the matter and Commissioner Mathews seconded the motion. A unanimous vote followed.

Public Hearing (Item VI):

P-21-002 – LEG-BP Bayonne Owner Urban Renewal, LLC - Site: City Block 1180, Lot 1.01; Block 900, Lot 1.01 and Block 1000, Lot 1.01 *[The applicant is seeking preliminary and final major site plan approval to construct two warehouse/ distribution buildings with associated parking at the site. Simultaneously, the applicant is seeking preliminary and final major subdivision approval in order to merge the lands comprising Development Tract into Block 1180, Lot 1.01 and to subdivide Block 1180, Lot 1.01 into three lots.]*

Lisa A. John-Basta, Esq., the attorney for applicant, gave a brief opening statement explaining there was a former application approved for this property for four warehouses and this new application will be for two separate warehouses lowering the total square footage usage by 200,000 square feet. It

will include an addition fifteen acres of land acquired from the Port Authority. Ms. John-Basta offered exhibits A-1 through A-44 into evidence and called her first witness.

Witness #1:

Bryan Waisnor, PE, Civil Engineer, was sworn in to provide expert testimony. He testified that the total area comprised of 161 acres would be split into three lots: Proposed lots A and B will have the building and lot C will be given to the City of Bayonne for parking or some other benefit. The proposal is allowable under the Redevelopment Plan of the Maritime District of the Peninsula of Bayonne Harbor which was amended in October of 2020. Mr. Waisnor testified that with 830 parking spaces proposed, the parking and loading complies with the requirements. He explained that the majority of the site will be secured with an eight (8) foot high chain link fence around. There is access to a wharf which allows the applicant to move trucks across the Hudson River from New Jersey to New York on the “marine highway”. Property lines extend out into the water, therefore, the applicant owns that portion of the water. Mr. Waisnor discussed lighting, landscaping and other details pertaining to this application.

Board questions:

Commissioner Veloz questioned who the tenant would be and hours of operation. Ms. John-Basta answered the tenant will be UPS and it will be a twenty-four hour operation. Commissioner Nadrowski questioned the twenty-four hour operation of the UPS facility; if the tractor trailer traffic would be 24 hours a day. Mr. Waisnor said they and package delivery vans would come in different hours throughout the day. Andrew Raichle, PE made comment that this project has been worked on for a very long time.

Audience questions:

Michael Ruscigno questioned the number of trees for this proposed development.

Witness #2:

Edward Mayer II, AIA, was sworn in and testified in regard to Building 100. He described the building and architectural aspects of the project. Mr. Mayer said there is no tenant for this building at this time.

Board Questions:

There were no questions from the Board.

Audience Questions:

There were no questions from the audience.

Witness #3:

Daniel Margulies, Registered Architect, was sworn in and testified with regard to the exterior elevations of the building and proposed signage for Building 200 which the tenant, UPS, will use for storage and distribution of packaging.

Board Questions:

Andrew Raichel questioned Mr. Margulies.

Audience Questions:

There were no questions form the audience.

Comments:

Thomas Hurley, of 91 Fieldcrest Avenue of North Arlington, called in representing Local 253 asking the Board to consider Local Carpenters Union members for the construction of this project.

Closing Remarks:

Ms. John-Basta asked that the Board vote favorably upon this application

Closed Caucus:

Chairperson Fiermonte said this was a very comprehensive presentation and a great project. Commissioners Nadrowski and Veloz concurred with Chairperson Fiermonte.

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.

RECORDED VOTE:

<i>Commissioners</i>	<i>Aye</i>	<i>Nay</i>	<i>Abstain</i>	<i>Recuse</i>	<i>Absent</i>
Karen Fiermonte	[X]	[]	[]	[]	[]
Maria I. Valado	[X]	[]	[]	[]	[]
Sharon Nadrowski	[X]	[]	[]	[]	[]
Michael Quintela	[X]	[]	[]	[]	[]
Mitesh R. Patel	[X]	[]	[]	[]	[]
George Becker	[X]	[]	[]	[]	[]
Friday Mathews, Jr.	[X]	[]	[]	[]	[]
Demyana Youssef	[]	[]	[]	[]	[X]
James Davis, Mayor	[]	[]	[]	[]	[X]
Ramon Veloz (Mayoral Designee)	[X]	[]	[]	[]	[]

A short break was taken from 7:59 pm. Secretary Nadrowski took a roll call and the meeting reconvened at 8:06 pm.

Public Hearing (Item VII):

P-20-029 NAZIM NAEEM – Site: 418 Broadway in City Block 226. Lot 36 *[The applicant is seeking preliminary and final major site plan approval and bulk variance relief to use the commercial portion of the property for the sale of general merchandise.]*

Stephen S. Rose, Esq., the attorney for the applicant, gave a brief opening statement, offered his exhibits into evidence and called his first witness.

Witness #1:

Alan Feld, Architect, was sworn in and testified in regard to this project. He stated that the façade of the existing three-story building on the corner will remain the same. No structural changes are proposed. The applicant proposes a general retail commercial use of the ground floor space which is over 2,000 square feet.

Board Questions:

Commissioner Veloz and Nadrowski questioned Mr. Feld. Ms. Apte questioned Mr. Feld.

Audience Questions:

There were no questions form the audience.

Witness #2:

Nazim Naeem was sworn in and described the type of store he planned to open as a Dollar Store to sell household goods without food on the premises. He has a store in West New York that he has run for nineteen years. His merchandise will be delivered to the store by himself, usually in the morning and there is a municipal parking lot where he can being deliveries in via a hand truck which will usually happen early in the morning around 9:00 am. The trash would be stored in the back room until it needs to be put out. Anticipated customers are foot traffic. Hours of operation would be 9:00 am to 9:00 pm.

Board Questions:

Commissioner Veloz questioned Mr. Naeem.

Audience Questions:

There were no questions form the audience.

Comments:

Commissioner Nadrowski requested if it could be stipulated that they could not come back to the City Council specifically advised that the ability to get a loading zone on Broadway is not fairly possible. Mr. Naeem said that he will not ask for a loading zone on Broadway.

Closing Remarks:

Mr. Rose asked that the Board vote favorably upon this application

Closed Caucus:

A motion was made by Commissioner Valado to approve the application with the conditions agreed to and spread across the record. Commissioner Nadrowski seconded the motion.

RECORDED VOTE:

<i>Commissioners</i>	<i>Aye</i>	<i>Nay</i>	<i>Abstain</i>	<i>Recuse</i>	<i>Absent</i>
Karen Fiermonte	[X]	[]	[]	[]	[]
Maria I. Valado	[X]	[]	[]	[]	[]
Sharon Nadrowski	[X]	[]	[]	[]	[]
Michael Quintela	[X]	[]	[]	[]	[]
Mitesh R. Patel	[X]	[]	[]	[]	[]
George Becker	[X]	[]	[]	[]	[]
Friday Mathews, Jr.	[X]	[]	[]	[]	[]
Demyana Youssef	[]	[]	[]	[]	[X]
James Davis, Mayor	[]	[]	[]	[]	[X]
Ramon Veloz (Mayoral Designee)	[X]	[]	[]	[]	[]

Public Hearing (Item VIII):

P-20-013 - Presentation of a Redevelopment Plan for property located at 471 Broadway in Block 210, Lot 25.01, 26 and 27 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. (*Rite Aid*)

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.

Motion:

A motion was made by Commissioner Valado to approve the application with the conditions agreed to and spread across the record. Commissioner Veloz seconded the motion.

RECORDED VOTE:

<i>Commissioners</i>	<i>Aye</i>	<i>Nay</i>	<i>Abstain</i>	<i>Recuse</i>	<i>Absent</i>
Karen Fiermonte	[X]	[]	[]	[]	[]
Maria I. Valado	[X]	[]	[]	[]	[]
Sharon Nadrowski	[X]	[]	[]	[]	[]
Michael Quintela	[X]	[]	[]	[]	[]
Mitesh R. Patel	[X]	[]	[]	[]	[]
George Becker	[X]	[]	[]	[]	[]
Friday Mathews, Jr.	[X]	[]	[]	[]	[]
Demyana Youssef	[]	[]	[]	[]	[X]
James Davis, Mayor	[]	[]	[]	[]	[X]
Ramon Veloz (Mayoral Designee)	[X]	[]	[]	[]	[]

Public Hearing (Item IX):

P-20-030 - Presentation of a Redevelopment Plan for property located at 7 Hook Road in City Block 479, Lot 1 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. (*7 Hook Road*)

Presentation by Suzanne Mack, PP, City Planner. Ms. Mack 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 Nadrowski questioned Ms. Mack.

Audience questions:

John McDonough and Frank Alessi questioned Ms. Mack.

Motion:

A motion was made by Commissioner Mathews to approve the application with the conditions agreed to and spread across the record. Commissioner Nadrowski seconded the motion.

RECORDED VOTE:

<i>Commissioners</i>	<i>Aye</i>	<i>Nay</i>	<i>Abstain</i>	<i>Recuse</i>	<i>Absent</i>
Karen Fiermonte	[X]	[]	[]	[]	[]
Maria I. Valado	[X]	[]	[]	[]	[]
Sharon Nadrowski	[X]	[]	[]	[]	[]
Michael Quintela	[X]	[]	[]	[]	[]
Mitesh R. Patel	[X]	[]	[]	[]	[]
George Becker	[X]	[]	[]	[]	[]
Friday Mathews, Jr.	[X]	[]	[]	[]	[]
Demyana Youssef	[]	[]	[]	[]	[X]
James Davis, Mayor	[]	[]	[]	[]	[X]
Ramon Veloz (Mayoral Designee)	[X]	[]	[]	[]	[]

Adoption of Resolutions:

- **P-19-032 ALLAN and JOANNE McLEOD – Site: 282-284 and 286-288 Broadway in City Block 259. Lots 1, 2, 12 & 13**
 - Commissioner Valado made a motion to approve the resolution and Commissioner Mathews seconded the motion.

RECORDED VOTE:

<i>Commissioners</i>	<i>Aye</i>	<i>Nay</i>	<i>Abstain</i>	<i>Recuse</i>	<i>Absent</i>
Karen Fiermonte	[X]	[]	[]	[]	[]
Maria I. Valado	[X]	[]	[]	[]	[]
Sharon Nadrowski	[X]	[]	[]	[]	[]
Michael Quintela	[]	[]	[X]	[]	[]
Mitesh R. Patel	[X]	[]	[]	[]	[]
George Becker	[X]	[]	[]	[]	[]
Friday Mathews, Jr.	[X]	[]	[]	[]	[]
Demyana Youssef	[]	[]	[]	[]	[X]
James Davis, Mayor	[]	[]	[]	[]	[X]
Ramon Veloz (Mayoral Designee)	[X]	[]	[]	[]	[]

- **P-20-027 H & H BROTHERS, LLC – Site: 63-65 LeFante Way in City Block 415. Lot 2**

- Commissioner Valado made a motion to approve the resolution and Commissioner Veloz seconded the motion.

RECORDED VOTE:

<i>Commissioners</i>	<i>Aye</i>	<i>Nay</i>	<i>Abstain</i>	<i>Recuse</i>	<i>Absent</i>
Karen Fiermonte	[X]	[]	[]	[]	[]
Maria I. Valado	[X]	[]	[]	[]	[]
Sharon Nadrowski	[X]	[]	[]	[]	[]
Michael Quintela	[]	[]	[X]	[]	[]
Mitesh R. Patel	[X]	[]	[]	[]	[]
George Becker	[X]	[]	[]	[]	[]
Friday Mathews, Jr.	[X]	[]	[]	[]	[]
Demyana Youssef	[]	[]	[]	[]	[X]
James Davis, Mayor	[]	[]	[]	[]	[X]
Ramon Veloz (Mayoral Designee)	[X]	[]	[]	[]	[]

- **P-19-031 SMZ BAYONNE, LLC – Site: 1127-1157 Kennedy Boulevard in City Block 50, Lot 2**

- Commissioner Valado made a motion to approve the resolution and Commissioner Fiermonte seconded the motion.

RECORDED VOTE:

<i>Commissioners</i>	<i>Aye</i>	<i>Nay</i>	<i>Abstain</i>	<i>Recuse</i>	<i>Absent</i>
Karen Fiermonte	[X]	[]	[]	[]	[]
Maria I. Valado	[X]	[]	[]	[]	[]
Sharon Nadrowski	[X]	[]	[]	[]	[]
Michael Quintela	[]	[]	[X]	[]	[]
Mitesh R. Patel	[X]	[]	[]	[]	[]
George Becker	[X]	[]	[]	[]	[]
Friday Mathews, Jr.	[X]	[]	[]	[]	[]
Demyana Youssef	[]	[]	[]	[]	[X]
James Davis, Mayor	[]	[]	[]	[]	[X]
Ramon Veloz (Mayoral Designee)	[X]	[]	[]	[]	[]

- **P-20-033 KRG Bayonne Urban Renewal, LLC in City Block 453.03, Lots 1, 2 and 3**

- Commissioner Valado made a motion to approve the resolution and Commissioner Veloz seconded the motion.

RECORDED VOTE:

<i>Commissioners</i>	<i>Aye</i>	<i>Nay</i>	<i>Abstain</i>	<i>Recuse</i>	<i>Absent</i>
Karen Fiermonte	[X]	[]	[]	[]	[]
Maria I. Valado	[X]	[]	[]	[]	[]
Sharon Nadrowski	[X]	[]	[]	[]	[]
Michael Quintela	[]	[]	[X]	[]	[]
Mitesh R. Patel	[X]	[]	[]	[]	[]
George Becker	[X]	[]	[]	[]	[]
Friday Mathews, Jr.	[X]	[]	[]	[]	[]
Demyana Youssef	[]	[]	[]	[]	[X]
James Davis, Mayor	[]	[]	[]	[]	[X]
Ramon Veloz (Mayoral Designee)	[X]	[]	[]	[]	[]

- **P-20-013 - Redevelopment Plan - 471 Broadway in Block 210, Lot 25.01, 26 and 27 (Rite Aid)**

- Commissioner Valado made a motion to approve the resolution and Chairperson Fiermonte seconded the motion.

RECORDED VOTE:

<i>Commissioners</i>	<i>Aye</i>	<i>Nay</i>	<i>Abstain</i>	<i>Recuse</i>	<i>Absent</i>
Karen Fiermonte	[X]	[]	[]	[]	[]
Maria I. Valado	[X]	[]	[]	[]	[]
Sharon Nadrowski	[X]	[]	[]	[]	[]
Michael Quintela	[X]	[]	[]	[]	[]
Mitesh R. Patel	[X]	[]	[]	[]	[]
George Becker	[X]	[]	[]	[]	[]
Friday Mathews, Jr.	[X]	[]	[]	[]	[]
Demyana Youssef	[]	[]	[]	[]	[X]
James Davis, Mayor	[]	[]	[]	[]	[X]
Ramon Veloz (Mayoral Designee)	[X]	[]	[]	[]	[]

- **P-20-030 - Redevelopment Plan - 7 Hook Road in City Block 479, Lot 1**

- Commissioner Valado made a motion to approve the resolution and Commissioner Veloz seconded the motion.

RECORDED VOTE:

<i>Commissioners</i>	<i>Aye</i>	<i>Nay</i>	<i>Abstain</i>	<i>Recuse</i>	<i>Absent</i>
Karen Fiermonte	[X]	[]	[]	[]	[]
Maria I. Valado	[X]	[]	[]	[]	[]
Sharon Nadrowski	[X]	[]	[]	[]	[]
Michael Quintela	[X]	[]	[]	[]	[]
Mitesh R. Patel	[X]	[]	[]	[]	[]
George Becker	[X]	[]	[]	[]	[]
Friday Mathews, Jr.	[X]	[]	[]	[]	[]
Demyana Youssef	[]	[]	[]	[]	[X]
James Davis, Mayor	[]	[]	[]	[]	[X]
Ramon Veloz (Mayoral Designee)	[X]	[]	[]	[]	[]

A motion was made to end the meeting at 10:05 pm and a unanimous vote followed.

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

/akl