



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

A virtual meeting of the City of Bayonne Planning Board was conducted by electronic means on Tuesday, March 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 6:01 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, Quintela and Patel. Mayor Davis, Commissioners Youssef and Veloz were not present.

Also present were Richard N. Campisano, Esq., Board Counsel, Robert Russo, PE, City Engineer, Malvika Apte, PP, AICP consulting City Planner, Suzanne Mack, PP, AICP, 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 February 9, 2021 and Commissioner Mathews seconded the motion. A unanimous vote of eligible members followed.

Communications:

- Municipal Council resolution authorizing and directing the Planning Board to conduct an investigation of property located at area known as 1241 JFK Boulevard, JFK Boulevard and West 57th Street, 192 West 58th Street and 1241 JFK Boulevard Rear, which property is identified as Block 13, Lots 1.01, 16, 17 18 and 18 B01 to develop a map reflecting the boundaries of the proposed non-condemnation redevelopment area and determine whether the property constitutes a non-condemnation area in need of redevelopment pursuant to the LRHL, N.J.S.A. 40A:12A-1 et seq. (P-21-004) (*Marist*)

Public Hearing (Item VI):

P-20-030 - Presentation of a Redevelopment Plan for property located at Commerce Street and Hook Road in City Block 481, Lot 5.02 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. (Atlantic Cement)

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:

There were no questions from the Commissioners.

Audience questions:

There were no questions from the general public.

Motion:

A motion was made by Commissioner Valado to approve the application with the conditions agreed to and spread across the record. Commissioner Patel 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 VII):

P-20-021 - Presentation of a Redevelopment Plan for property located at 218-222 Broadway in City Block 319, Lot 26 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.

Presentation by Malvika Apte, PP, AICP, consulting 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. Apte. Mr. Russo and Ms. Mack made comment in regard to Ms. Apte's presentation.

Audience questions:

There were no questions from the general public.

Motion:

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

Public Hearing (Item VIII):

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 *[The*

applicant is seeking preliminary and final major site plan approval to construct a new 3,500 sf

Sherwin Williams and retrofit 34,295 sf of the existing movie theater into multiuse retail storefront to

include Light Bridge Academy Day Care Center and America's Best Eyeglasses.]

Patrick J. McNamara, Esq., the attorney for applicant, gave a brief opening statement, offered his exhibits A-1 through A-22 into evidence and called her first witness.

Witness #1:

Jose Santos, Architect, was sworn in and discussed the site plan for the proposed conversion of the former Frank Theatre to a day care center and a new building for a Sherwin Williams Paint Store. Mr. Santos described the project location and surrounding area, the site and the existing uses and conditions at the site.

Board questions:

Mr. Russo questioned if the second floor tenant is separate from the first floor tenant.

Audience questions:

Mr. Ruscigno asked a question of Mr. Santos.

Witness #2:

Justin Mihalik, Corporate Architect for Light Bridge Academy, was sworn in and testified that he has designed many centers. He described the design of the building for the proposed day care. He also discussed security, parent/child drop off,

Board Questions:

Chairperson Fiermonte asked Mr. Mihalik to speak to safety at the location. Commissioner questioned Mr. Mihalik.

Audience Questions:

There were no questions from the audience.

Witness #3:

Sam Renauro, Engineer, was sworn in and testified that there is 219,000 square feet of buildings in the shopping plaza with 938 existing parking spaces. He discussed the proposed reconfiguration of the former movie theater. Mr. Renauro testified that the proposed tenants include Light Bridge Day Care Academy, America's Best Eyeglasses and others that are undetermined at this time. He discussed the requested variances for the loading area, fence height, signage and the two existing loading areas in the front of the building. Mr. Renauro testified that the additional fourteen parking spaces will increase the total number of spaces to 952 parking spaces.

Board Questions:

Mr. Russo and Ms. Apte questioned Mr. Renauro.

Audience Questions:

There were no questions from the audience.

Witness #4:

Betsy Dolan, Corporate Architect for Light Bridge Academy, was sworn in and testified that she has designed many centers. She described the design of the building for the proposed day care. She also discussed security, parent/child drop off, and other details pertaining to the application.

Board Questions:

There were no questions from the Commissioners.

Audience Questions:

There were no questions from the audience.

Witness #5:

John McDonough, PP, was sworn in and testified to the key points to the application. He described the retail shopping center as an anchor retail property in the City of Bayonne. He testified that the unusual shape of the property is not the typical shopping center and is the primary reason for the requirement of the variances. Mr. McDonough discussed the repurposing of this facility and the viability of the proposed project. He discussed the relief the applicant is seeking and reasoning for it.

Board Questions:

Ms. Apte questioned Mr. McDonough.

Audience Questions:

There were no questions from the audience.

Closing Remarks:

Mr. McNamara asked that the Board act favorably upon this application.

Closed Caucus:

Chairperson Fiermonte said this proposal would make sure a good reuse of the property.

Motion:

Commissioner Valado made a motion to approve the application subject to any and all conditions as spread across the record and 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-20-029 NAZIM NAEEM – Site: 418 Broadway in City Block 226, Lot 36**
 - Commissioner Valado made a motion to approve the resolution and 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]

- **P-20-021 Redevelopment Plan for property located at 218-222 Broadway in City Block 319, Lot 26**

- 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-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**

- 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-20-030 Redevelopment Plan for property located at Commerce Street and Hook Road in City Block 481, Lot 5.02 (Atlantic Cement)**
 - 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]

Commissioner Valado made a motion to end the meeting at 8:25 pm and Commissioner Mathews seconded the motion.

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

/akl