



**PLANNING BOARD  
CITY OF BAYONNE  
MINUTES OF VIRTUAL MEETING  
APRIL 13, 2021**

A virtual meeting of the City of Bayonne Planning Board was conducted by electronic means on Tuesday, April 13, 2021 as permitted during this State of Emergency due to the COVID 19 pandemic.

The meeting was called to order by Chairperson Fiermonte at 6:02 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. 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 Nadrowski, Becker, Mathews, Veloz, Quintela, Patel and Youssef. Mayor Davis and Commissioner Valado 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 Nadrowski made a motion to adopt the minutes of the regular meeting held on March 9, 2021 and Commissioner Patel seconded the motion. A unanimous vote of eligible members followed.

**Communications:**

- Letter from Thomas P. Leane of Connell Foley, LLP dated April 1, 2021 requesting an extension for a Minor Subdivision Approval that was approved before the Planning Board as Application P-20-017 – Sixth Wave Logistics, LLC – 69-71 New Hook Road; Block 416, Lots 1 and 2 on October 13, 2020
  - Commissioner Nadrowski made the motion to grant the one-hundred and ninety day extension within which to begin construction and Commissioner Mathews seconded the motion. A unanimous vote followed of eligible members followed.
- E-mail, dated April 13, 2021, from Don Pepe, Esq., attorney for P-21-008 MAHALAXMI FLAGSHIP URBAN RENEWAL, LLC – One Flagship Street in City Block 751, Lot 1.04 requesting the application be withdrawn

**Public Hearing (Item VII):**

**P-21-001 - Presentation of a Non-condemnation Area in Need of Redevelopment Study for property located at 80-84 East 25<sup>th</sup> Street in City Block 442, Lot 14 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.**

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 Commissioners

**Audience Questions:**

There were no questions from the audience.

**Motion:**

A motion was made by Commissioner Mathews 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          | [X]        | [ ]        | [ ]            | [ ]           | [ ]           |
| (Mayoral Designee)   |            |            |                |               |               |

**Public Hearing (Item VIII):**

**P-21-005 - Presentation of a Non-condemnation Area in Need of Redevelopment Study for property located at 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 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. (Marist)**

Presentation by Malvika Apte, PP, 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 Veloz asked what was intended for this area. Ms. Apte responded that the study looks at the area in question to determine if it is designated an area in need. She does not know what is proposed.

**Audience Questions:**

Peter Kane, President of Marist School, called in to ask for a copy of the Power Point presentation and a copy of the minutes from this meeting. Chairperson Fiermonte advised that the Power Point presentation is available on the City website currently and the minutes will be available on line after adoption.

**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<br>(Mayoral Designee) | [X]        | [ ]        | [ ]            | [ ]           | [ ]           |

**Adoption of Resolutions:**

- **P-21-001 - Non-condemnation Area in Need of Redevelopment Study for property located at 80-84 East 25<sup>th</sup> Street in City Block 442, Lot 14**
  - Commissioner Veloz made a motion to approve the resolution and 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<br>(Mayoral Designee) | [X]        | [ ]        | [ ]            | [ ]           | [ ]           |

- **P-21-005 - 1241 JFK Boulevard, JFK Boulevard and West 57<sup>th</sup> Street, 192 West 58<sup>th</sup> Street and 1241 JFK Boulevard Rear, which property is identified as Block 13, Lots 1.01, 16, 17 18 and 18 B01 (Marist)**
  - Commissioner Mathews 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<br>(Mayoral Designee) | [X]        | [ ]        | [ ]            | [ ]           | [ ]           |

- **P-19-003 – South Cove Development IV, LLC and South Cove Development, LLC - Site: 191 LeFante Way in City Block 412, Lots 2.01 and 2.03**

- Commissioner Patel 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<br>(Mayoral Designee) | [ ]        | [ ]        | [X]            | [ ]           | [ ]           |

- **P-20-017 Sixth Wave Logistics, LLC–Site: 69-71 New Hook Road; Block 416, Lots 1 and 2**

- Commissioner Nadrowski 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<br>(Mayoral Designee) | [X]        | [ ]        | [ ]            | [ ]           | [ ]           |

Commissioner Patel made a motion to end the meeting at 6:43 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