



**PLANNING BOARD
CITY OF BAYONNE
MINUTES OF VIRTUAL MEETING
MAY 11, 2021**

A virtual meeting of the City of Bayonne Planning Board was conducted by electronic means on Tuesday, May 11, 2021 as permitted during this State of Emergency due to the COVID 19 pandemic.

The meeting was called to order by Chairperson Fiermonte at 6:03 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, Veloz, Patel and Youssef. Mayor Davis, Commissioner Valado, Becker, Mathews and Quintela 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 Veloz made a motion to adopt the minutes of the regular meeting held on April 13, 2021 and Commissioner Nadrowski seconded the motion. A unanimous vote of eligible members followed.

Communications:

- Municipal Council resolution authorizing and directing the Planning Board to prepare a Redevelopment Plan for property located at 13 East 33rd Street and 734-758 Broadway which property is identified as Block 140, Lots 2, 55, 56, 57, 58, 59.01, 60, 61 and 62 pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (Holiday Tree and Trim) (P-21-010)

Public Hearing (Item VI):

**P-21-006 22nd STREET PARTNERS URBAN RENEWAL, LLC - Site: 25 East 22nd Street
in City Block 206, Lot 1.01**

[The applicant is proposing a five-story multi-family residential development with 31 units with an attached parking garage of 31 spaces in the former Mount Carmel School.]

Michael Miceli, Esq., the attorney for applicant, gave a brief opening statement, offered his exhibits into evidence and called her first witness.

Witness #1:

Al Sambade was sworn in as the Engineer, Architect and Planner that will be testifying in regard to this project. He explained that the property is the former Mount Carmel School and is in close proximity to the Lite Rail Station. He stated the applicant proposes an adaptive reuse of the school that was built in 1921 and has not been used since it closed in 2008. Mr. Sambade summarized the project and explained how it conforms to the Redevelopment Plan for this property.

Board questions:

Malvika Apte, PP, consulting City Planner questioned Mr. Sambade. Chairperson Fiermonte and Commissioner Veloz questioned Mr. Sambade.

Audience questions:

There were no questions from the general public.

Closing Remarks:

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

Closed Caucus:

Chairperson Fiermonte thought this project is a great way to restore the integrity of the existing structure and is in support of this project and her fellow Commissioners concurred.

Motion:

Commissioner Veloz made a motion to approve the application subject to any and all conditions as spread across the record 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 (Mayoral Designee)	[X]	[]	[]	[]	[]

Public Hearing (Item VII):

P-20-031 - Presentation of a Redevelopment Plan for property located at 86-92 East 22nd Street and 107-111 Avenue F in City Block 456, Lots 7, 8.01, 8.02, 8.03, 9 and 10 constitutes a non-condemnation Area in Need of Redevelopment pursuant to the LRHL N.J.S.A. 40A:12A-1 et seq

Michael Miceli, Esq. advised that he represents the developer and asked that the Board table this matter and carry it to the June 8, 2021 meeting.

Motion:

A motion was made by Commissioner Nadrowski to carry this matter until the June 8, 2021

Planning Board meeting. 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]	[]	[]	[]	[]

Commissioner Veloz made a motion to end the meeting at 7:22 pm and Commissioner Nadrowski seconded the motion.

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

/akl