PLANNING BOARD
CITY OF BAYONNE
MINUTES OF HYBRID MEETING
JUNE 8, 2021

A hybrid (virtual and in-person) meeting of the City of Bayonne Planning Board was conducted by electronic means on Tuesday, June 8, 2021 as permitted during this State of Emergency due to the COVID 19 pandemic.

The meeting was called to order by Chairperson Fiermonte at 6:22 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 and in-person 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 Youssef. Mayor Davis and Commissioners Veloz and Patel 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 Administrator.

Adoption of Minutes

Commissioner Nadrowski made a motion to adopt the minutes of the regular meeting held on May 11, 2021 and Commissioner Fiermonte seconded the motion. A unanimous vote of eligible members followed.

Item VI - Public Hearing:

P-21-008 – MAHALAXMI FLAGSHIP URBAN RENEWAL, LLC - Site: One Flagship Street in City Block 751, Lot 1.04 *[The applicant is proposing to modify the layout of the ground floor to accommodate the fit-out of several proposed retail uses; including 1,460 sf for retail, space for a 6,180 sf daycare facility and a total of 5,419 sf of restaurant space. Previous approval was under application P-17-013.]*

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

Witness #1:

Richard Garber was sworn in and testified regarding the proposed project. He described the initial application being a five-story, ninety-seven residential unit building with ground floor usage including a pre-school named Adventures in Learning, a juice bar, market and restaurant which all received approval in the prior application. Mr. Garber described the existing building, the unit mix on the upper floors as well as signage.

***Commissioner Patel came onto the meeting virtually through Tetherview at 6:36 pm.*

Board questions:

Commissioners Nadrowski and Youssef questioned Mr. Garber. Ms. Apte and Mr. Raichle questioned Mr. Garber.

Audience questions:

There were no questions from the general public.

Witness #2:

Christopher Bednarski, from Insite Engineering, was sworn in and provided expert testimony for project. He described the loading areas, fencing and residential amenities in detail.

Board Questions:

Commissioner Valado questioned Mr. Bednarski. Ms. Apte and Mr. Raichle questioned and made comments to Mr. Bednarski. Ms. Mack made a comment regarding the redevelopment plan.

Audience Questions:

There were no questions from the audience.

***A short break was taken at 7:35. Secretary Nadrowski took a roll call and the meeting reconvened at 7:44 pm.*

Witness #3:

Lee D. Klein, Traffic Engineer, was sworn in and testified to the shared parking analysis.

Board Questions:

Chairperson Fiermonte, Commissioner Nadrowski, Ms. Apte and Mr. Raichle questioned Mr. Klein.

Audience Questions:

There were no questions from the audience.

Witness #4:

Steven Kawalek, Architect, was sworn in and testified

Board Questions:

Commissioner Valado questioned Mr. Kawalek.

Audience Questions:

There were no questions from the audience.

Closing Remarks:

Mr. Pepe asked said that he would rely on the testimony given by the experts on the updated proposal and respectfully requested the Board approve this application.

Closed Caucus:

Chairperson Fiermonte felt that these uses are a benefit to the area and asked that the applicant work with the City in order to firm up any other items that may arise through the life of the project. Her fellow Commissioners agreed 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 Nadrowski seconded the motion.

RECORDED VOTE:

Commissioners	*Aye*	*Nay*	*Abstain*	*Recuse*	*Absent*
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-21-006 22ND STREET PARTNERS URBAN RENEWAL, LLC–Site: 25 East 22nd Street; Block 206, Lots 1 and 2**
  - Commissioner Nadrowski made a motion to approve the resolution and Commissioner Fiermonte seconded the motion.

RECORDED VOTE:

Commissioners	*Aye*	*Nay*	*Abstain*	*Recuse*	*Absent*
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 8:17 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