PLANNING BOARD
CITY OF BAYONNE
MINUTES OF VIRTUAL MEETING
JULY 13, 2021

A regular meeting of the City of Bayonne Planning Board was held on Tuesday, July 13, 2021 in the Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey.

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, Valado, Becker and Veloz. Mayor Davis and Commissioner Mathews, Quintela, Patel and 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 Administrator.

Adoption of Minutes

Commissioner Valado made a motion to adopt the minutes of the regular meeting held on June 8, 2021 and Commissioner Nadrowski seconded the motion. A unanimous vote of eligible members followed.

Public Hearing (Item VI):

P-21-011 – EG USA, LLC - Site: 1049 Broadway in City Block 45, Lot 24 *[The applicant is seeking preliminary and final major site plan approval, bulk (c) variance and all applicable design exception/submittal waiver approvals proposing to eliminate the non-conforming ground floor dwelling use and convert it into a permitted retail/commercial use maintaining the one residential unit on the second floor and the one residential unit on the third floor.]*

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

Witness #1:

Al Sambade, Architect, Planner and Engineer was sworn in and described the application. He described the three-story building with three existing units. Mr. Sambade discussed an affidavit signed by Mr. Ferrana, a previous owner, who signed an affidavit specifying that the use would not be more than two units. Mr. Sambade explained this application is for a permitted use which is permitted in the UBD – Uptown business District. Proposing a three-unit building would bring a conforming use into a non-conforming situation. Mr. Sambade testified that a parking variance is the only relief being sought and could be granted without detriment to the public good.

Board questions:

Chairperson Fiermonte and Commissioner Nadrowski questioned Mr. Sambade. Ms. Apte commented to Chairperson Fiermonte's question.

Audience questions:

There were no questions from the general public.

Closing Remarks:

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

Closed Caucus:

When the Board went into closed caucus, Chairperson Fiermonte commented that this would be an improvement to the site.

Motion:

Commissioner Nadrowski made a motion to approve the application subject to any and all conditions as spread across the record and Commissioner Valado 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]	[ ]	[ ]	[ ]	[ ]

Public Hearing (Item VII):

P-21-007 – ADAM A. ENTERPRISE, LLC - Site: 1207-1211 JFK Boulevard in City Block 24, Lots 2 and 3 *[The applicant is seeking preliminary and final major site plan approval along with a minor subdivision to construct a 7 story multi-family improvement with 42 units consisting of 1 and 2 bedrooms with a parking system consisting of 44 parking spaces.]*

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

Witness #1:

Carl A. Jenne, PE, was sworn in and testified that the subject area in within a Redevelopment Plan and currently a vacant lot.

***A short break was taken at 6:32 in order to allow Mr. Jenne to set up his easel and exhibit. Secretary Nadrowski took a roll call and the meeting reconvened at 6:38 pm.*

Mr. Jenne continued his testimony and stated the applicant is proposing a seven-story multi-family building and discussed the proposed parking, storm water management and utility management. He stated that all proper permits would be obtained from each department. He discussed that there are currently multiple lots, however, they will be consolidated by deed.

Board questions:

Ms. Mack commented in regard to the traffic light. Commissioner Nadrowski questioned Mr. Jenne. Ms. Apte made comment to mechanized parking. There were no questions from the Commissioners.

Audience questions:

There were no questions from the general public.

Witness #2:

Orestes Valella, AIA, PC was sworn in and discussed the application with the entrance lobby on the corner of John F. Kennedy Boulevard. There is an elevator that goes up to the roof terrace which are protected by glass parapets. Decking is available on the roof top terrace for the use of the tenants. Mr. Valella discussed landscaping, a key fob for the mechanized parking system with multiple tiers, bicycle storage system, trash removal, recycling closet, lighting plan, three proposed signs, cameras for security and more details of the overall design of the project. The owner anticipates having a maintenance manager to bring recycling and trash to the curb with a private carting company for the removal of the trash.

Board Questions:

Chairperson Fiermonte questioned the trash chute. Mr. Valella stated that the chute leads to multiple bins and the superintendent would be checking the recycling and keep the tidy on a daily basis. Chairperson Fiermonte also asked if there would be uniform window treatments. Mr. Valella said there would be a standard that each tenant could adhere to if it was made a condition. Commissioner Valado thanked Chairperson Fiermonte for bringing up the window treatment matter. Commissioners Veloz and Valado questioned the location of trash for pick-up and the location of the trash and recycling room. Mr. Valella said the trash is picked up from the sidewalk after the property manager brings it out to the curb. Commissioner Nadrowski asked what protrudes into the right of way. Mr. Russo said his report mentions the French balcony, which is only for looks and not usable, is what he mentioned in his report. Mr. Veloz asked Mr. Valella to confirm that the building will have seven apartments per floor on each of the six floors. Mr. Valella confirmed that Mr. Veloz is correct. Mr. Russo asked if the garage is mechanically ventilated. Mr. Valella said that it is. Ms. Apte asked Mr. Valella to confirm that the proposal includes thirty-six one bedroom units and six two-bedroom units and other questions regarding illumination,

<u>Audience Questions</u>:

There were no questions from the audience.

<u>Witness #3:</u>

Lee D. Klein, PE was sworn in and testified to the traffic engineering evaluation that he conducted. He discussed peak times, availability of bussing on John F. Kennedy Boulevard, and trip counts of proposed tenancy for this project.

<u>Board Questions</u>:

There were no questions from the Commissioners.

<u>Audience Questions</u>:

There were no questions from the audience.

<u>Witness #3:</u>

Matt Flinn, PP was sworn in and testified that the proposed project is consistent with the Redevelopment Plan and the Master Plan. He explained this to be a strong application.

Board Questions:

There were no questions from the Commissioners.

Audience Questions:

There were no questions from the audience.

Closing Remarks:

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

Closed Caucus:

The board went into closed caucus and Chairperson Fiermonte recommended window standards be added as a condition of approval. Commissioners Valado and Nadrowski 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]	[ ]	[ ]	[ ]	[ ]

Public Hearing (Item X):

P-21-016 - Presentation of a Non-condemnation Area in Need of Redevelopment Study for property located at 455-461 Avenue C which property is identified as City Block 219, Lot 24.01 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. *(former Bayonne Giant Laundromat)*

Presentation by Malvika Apte, PP, consulting City Planner. Ms. Apte gave a presentation and summary of the Redevelopment Study. She summarized the redevelopment area, redevelopment components, goals and objectives, Land Development Regulations, use, bulk and parking regulations and design standards of the redevelopment study.

Questions:

There were no questions from the Board of the audience.

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:

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-21-008 – MAHALAXMI FLAGSHIP URBAN RENEWAL, LLC Site: One Flagship Street in City Block 751, Lot 1.04**
    - Commissioner Valado made a motion to approve the resolution 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]	[ ]	[ ]

On motion by Commissioner Nadrowski, seconded by Commissioner Veloz, the Board unanimously voted to close the meeting. Meeting adjourned at 7:35 pm.

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

/akl