



**PLANNING BOARD
CITY OF BAYONNE
MINUTES OF VIRTUAL MEETING
AUGUST 10, 2021**

A virtual meeting of the City of Bayonne Planning Board was conducted in person in the Dorothy E. Harrington Municipal Council Chambers on Tuesday, August 10, 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: _ 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 Administrator.

Adoption of Minutes

Commissioner _ made a motion to adopt the minutes of the regular meeting held on July 13, 2021 and Commissioner _ seconded the motion. A unanimous vote of eligible members followed.

Public Hearing (Item VI):

P-21-015 - Presentation of a Redevelopment Plan for property located at 562-568 Broadway which property is identified as Block 184, Lots 1, 2 and 3 and constitutes a non-condemnation Area in Need of Redevelopment pursuant to the LRHL N.J.S.A. 40A:12A-1 et seq. (former bank/Urgent Care/Body Fit)

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.

Motion:

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

P-20-028 - Presentation of a Redevelopment Plan for property located at Avenue A/West 3rd Street/Gertrude Avenue, Avenue A/West 2nd Street and North Bay/1st – 3rd Streets which property is identified as Block 332, Lots 2, 2.01, 4 and 5, Block 360, Lot 1, Block 361, Lot 12 and Block 362, Lot 3 constitutes a non-condemnation Area in Need of Redevelopment pursuant to the LRHL N.J.S.A. 40A:12A-1 et seq. (*former Caschem*)

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.

Motion:

A motion was made by Commissioner _ to approve the application with the conditions agreed to and spread across the record. Commissioner _ 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-21-017 BAYVIEW JV, LLC - Site: Block 300.01, Lots 1, 2 and 3; Block 301.03, Lots 2 and 3; Block 511, Lot 1

The applicant is seeking preliminary and final major site plan and subdivision approval for the former A & P Property to develop the property with four buildings to include 1,100 residential units, 55,000 sf of commercial/retail space and 1,596 parking spaces. The existing Planet Fitness Center is to remain.

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

Witness #1:

was sworn in and

Board questions:

There were no questions from the Commissioners.

Audience questions:

There were no questions from the general public.

Witness #2:

was sworn in and

Board Questions:

Commissioner

Audience Questions:

There were no questions from the audience.

Witness #3:

was sworn in and testified that

Board Questions:

Commissioner

Audience Questions:

There were no questions from the audience.

Closing Remarks:

Ms. John-Basta asked that the Board vote favorably upon this application

Closed Caucus:

Motion:

Commissioner _ made a motion to approve the application subject to any and all conditions as spread across the record and Commissioner _ 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)					

Adoption of Resolutions:

- **P-21-015 - Redevelopment Plan for property located at 562-568 Broadway which property is identified as Block 184, Lots 1, 2 and 3 (former bank, Urgent Care, Body Fit)**
 - Commissioner _ made a motion to approve the resolution and Commissioner _ 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-20-028 - Redevelopment Plan for property located at Avenue A/West 3rd Street/ Gertrude Avenue, Avenue A/West 2nd Street and North Bay/1st – 3rd Streets which property is identified as Block 332, Lots 2, 2.01, 4 and 5, Block 360, Lot 1, Block 361, Lot 12 and Block 362, Lot 3 (former Caschem)**
 - Commissioner _ made a motion to approve the resolution and Commissioner _ 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	☐	☐	☐	☐	☒
Ramon Veloz (Mayoral Designee)	☒	☐	☐	☐	☐

On motion by Commissioner A, seconded by Commissioner B, the Board unanimously voted to close the meeting. Meeting adjourned at __: pm.

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

/akl