



**PLANNING BOARD
CITY OF BAYONNE
MINUTES OF VIRTUAL MEETING
SEPTEMBER 14, 2021**

A regular meeting of the City of Bayonne Planning Board was held on Tuesday, September 14, 2021 in the Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey.

Chairperson Fiermonte called the meeting to order at 6:03 p.m. and led all in the Pledge of Allegiance to the Flag. Chairperson Fiermonte advised that the Board has complied with the Open Public Meetings Act/Sunshine Law.

Secretary Nadrowski called the roll. Present at the time of roll call were Chairperson Fiermonte, Vice-chairperson Valado, Secretary Nadrowski, Commissioners Becker, Veloz, Quintela, and Patel. Mayor Davis, Commissioners Valado and Mathews 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 July 13, 2021 and Commissioner Valado seconded the motion. A unanimous vote of eligible members followed.

Communications:

- Notice to Neighboring Landowners and Municipal Authorities regarding property at Block 390, Lots 1 and RG67; Block 360, Lot 2; Block 332, Lot 3; and Block 391, Lots 1 and 2 dated August 6, 2021 for Coastal Zone Management General Permit No. 11 submitted to the NJ DEP, Division of Land Resource Protection

- Letter from Paul Weeks, Esq., attorney for project P-19-034 SUN MEN YAO at 448 Avenue E; Block 409, Lot 12 for a two-year extension for preliminary and final major site plan approval and bulk variance relief to allow the construction of a four-family house through November 12, 2021
 - Commissioner Valado made the motion to grant the two-year extension to perfect the minor subdivision and Commissioner Veloz seconded the motion. A unanimous vote followed.
- Letter from Jennifer Phillips Smith, Esq., attorney for project P-20-033 KRG BAYONNE URBAN RENEWAL, LLC for a one-year extension to perfect the minor subdivision to subdivide a portion of the existing Lot 1 where the indoor recreational facility is located into its own lot through August 12, 2022
 - Commissioner Valado made the motion to grant the one-year extension to perfect the minor subdivision and Commissioner Nadrowski seconded the motion. A unanimous vote followed.

Public Hearing (Item VI):

P-19-038 JOHN & MARYAN, LLC - Site: 126-128 West 54th Street; Block 33, Lot 20

[The applicant is seeking minor subdivision approval as well as preliminary and final major site plan approval with bulk variances to subdivide the lot into two nonconforming lots and to construct two new two-family homes at the site.]

Nicholas J. Cherami, Esq. introduced himself and advised that he was appearing in place of Stephen Joseph, Esq. as the attorney for applicant. Mr. Cherami gave a brief opening statement, offered his exhibits A-1 through A-21 into evidence and called his first witness.

Witness #1:

Eduardo E. Galarza, Architect, was sworn in and testified that he was presenting the proposal in place of Raul Cabato who was quarantining as a result of exposure to someone with COVID-19. Mr. Galarza testified that the subject lot is an oversized lot and the applicant is proposing a subdivision into two lots. He further explained that the applicant is proposing two two-family homes, one on each lot,

with each lot requiring two variances for lot frontage and lot area. Mr. Galarza discussed parking and the overall design concept of the proposal.

Board questions:

Commissioner Nadrowski questioned the height of the building. Commissioner Veloz questioned the width of each lot post subdivision as well as the placement of a fence. Ms. Apte and Mr. Russo questioned Mr. Galarza about many details. Mr. Galarza was not certain if the plans would be altered for all the suggestions. Richard Campisano suggested having the applicant revise the plans and return to the Board, having the answers or suggestions addressed at that time.

Audience questions:

There were no questions from the general public.

Chairperson Fiermonte polled the Commissioners if they felt the applicant should revise and return to the Planning Board. It was decided that Chairperson Fiermonte and the other Commissioners, except for Commissioners Quintela, would like to postpone hearing the remainder of this application as they believe this matter should return to the Board once the plans have been revised.

Mr. Cherami advised that he will return to the Board with this application, as well as the next application, P-19-039 JOHN & MARYAN, LLC, after taking the Commissioners' and City Professionals' suggestions under advisement.

Public Hearing (Item VII):

P-19-039 JOHN & MARYAN, LLC - Site: 90-92 West 45th Street; Block 84, Lot 41

[The applicant is seeking minor subdivision approval as well as preliminary and final major site plan approval with bulk variances to subdivide the lot into two nonconforming lots and to construct two new two-family homes on each lot.]

This matter, as the previous one, will be scheduled to be brought back before the Board once revised plans are completed and new notice is provided.

*****A short break was taken at 6:48 p.m. and the meeting resumed at 6:57 p.m. to locate Suzanne Mack, City Planner, as she was to present the next item on the agenda but was not in the room.***

Public Hearing (Item VIII):

P-21-015 - Presentation of a Non-condemnation Area in Need of Redevelopment Study for property located at 562-568 Broadway which property is identified as Block 184, Lots 1, 2 and 3 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 bank/Urgent Care/Body Fit)

Presentation by Suzanne Mack, City Planner. Ms. Mack pointed out the requirements needed to designate a parcel or parcels of land an Area in Need of redevelopment. She testified that based on her findings this site satisfies the requirements to be declared an area in need of redevelopment and may be recommended back to the Municipal Council.

Motion:

A motion was made by Commissioner Valado 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 IX):

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, 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 other regulations of the plan.

Board Questions:

Chairperson Fiermonte, Secretary Nadrowski and Vice-Chairperson Valado discussed their discontent about the Educational Facility listed as a permitted use. They also requested clarity with regard to the number of two- and three-bedrooms that would be allowed and the pervious coverage requirement as well.

Audience Questions:

Ms. Sofia Hill, who lives near 14th Street and Avenue A, is a graduate student and questioned tree pits and pervious material usage.

Glenn Kienz, Esq., who represents the property owner, Ehab “Jimmy” Gamal, raised a number of concerns about the Redevelopment Plan. He stated he thought it was an example of good planning, however, it was chopping up what could be developed at the site versus what is being allowed at the neighboring film studio site. Mr. Kienz asked that the Board look at the study again, giving all the stakeholders a chance to meet and revisit the limitations in the plan.

Ms. Mary Strugala, who resides at 106 Avenue A, raised her concerns in regard to flooding and security in the area.

Secretary Nadrowski stated she felt the plan was fair in relation to the market demand and was a good fit for the area. Commissioner Veloz commented that we are a small town feel and the plan is acceptable for that. Commissioner Becker advised that he was confident in Ms. Mack's testimony and plan. Vice-Chairperson Valado advised that four stories goes with the neighborhood. Commissioners Quintela and Patel concurred with their fellow Commissioners. Chairwoman Fiermonte attested that the density allowed is a good fit for the number of residents there and to be coming in as a result of this plan. She advised that there are shorter building in this area but would only vote in favor of the application is the three items discussed earlier would be changed.

Motion:

A motion was made by Vice-chairperson Valado to approve the application with the conditions agreed to and spread across the record. 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]	[]	[]	[]	[]

***A short break was taken at 8:45. Secretary Nadrowski took a roll call and the meeting reconvened at 8:53 pm.*

Adoption of Resolutions:

1. P-19-034 SUN MEN YAO - Site: 448 Avenue E; Block 409, Lot 12

- Vice-chairperson Valado made a motion to approve the resolution and Secretary 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 (Mayoral Designee)	[X]	[]	[]	[]	[]

2. P-20-033 KRG BAYONNE URBAN RENEWAL, LLC – Site: Block 453.03, Lot 1

- Vice-chairperson Valado made a motion to approve the resolution and Secretary 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 (Mayoral Designee)	[X]	[]	[]	[]	[]

3. P-21-011 EG USA, LLC - Site: 1049 Broadway; Block 45, Lot 24

- Vice-chairperson Valado 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 (Mayoral Designee)	[X]	[]	[]	[]	[]

4. P-21-007 ADAM A. ENTERPRISE, LLC – Site: 1207-1211 Kennedy Boulevard; Block 24, Lots 2 and 3

- Vice-chairperson Valado made a motion to approve the resolution and Chairperson 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 (Mayoral Designee)	[]	[]	[X]	[]	[]

5. P-21-015 – AINR 562-568 Broadway; Block 184, Lots 1, 2 and 3 (former bank/ Urgent Care/Body Fit)

- Vice-chairperson Valado 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 (Mayoral Designee)	[X]	[]	[]	[]	[]

6. P-20-028 – RDP Avenue A/West 3rd Street/Gertrude Avenue, Avenue A/West 2nd Street and North Bay/1st – 3rd Streets; Block 332, Lots 2, 2.01, 4 and 5, Block 360, Lot 1, Block 361, Lot 12 and Block 362, Lot 3 (former Caschem)

- Vice-chairperson Valado 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 (Mayoral Designee)	[X]	[]	[]	[]	[]

On motion by Vice-chairperson Valado, seconded by Commissioner Patel, the Board unanimously voted to close the meeting. The meeting adjourned at 8:58 pm.

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

/akl