



**PLANNING BOARD
CITY OF BAYONNE
MINUTES OF VIRTUAL MEETING
OCTOBER 12, 2021**

A regular in-person meeting of the City of Bayonne Planning Board was held on Tuesday, October 12, 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 6:11 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, Veloz, Valado, Quintela, and Youssef. Mayor Davis and Commissioners Patel and Mathews were not present.

Also present were Richard N. Campisano, Esq., Board Counsel, Andrew Raichle, PE, City consulting 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 September 14, 2021 and Commissioner Veloz seconded the motion. A unanimous vote of eligible members followed.

Communications:

- Letter from Andrew Raichle, PE dated July 15, 2021, requesting administrative approval for de minimis project modifications to application P-21-002 - LEG-BP Bayonne Owner Urban Renewal, LLC
 - Commissioner Valado made the motion to grant the Administrative Approval and Commissioner Fiermonte seconded the motion. A unanimous vote followed.
- Letter from Michael Miceli, Esq. dated October 5, 2021, attorney representing application P-20-002 PARKVIEW REALTY URBAN RENEWAL, LLC/RAM DEVELOPMENT, LLC/LEHIGH REALTY CO., INC. – Site: 101 East 23rd Street in City Block 445, Lot 1.01; Block 450, Lot 1, 10.01, 10.02, 22, 23 and 24; and Block 451, Lots 1.01 and 2.05 requesting an extension until May 1, 2023, the date set forth in the Redevelopment Agreement
 - Commissioner Valado made the motion to grant the extension until May 1, 2023 within which to begin construction and Commissioner Fiermonte seconded the motion. All Commissioners voted aye except for Commissioner Youssef who voted nay.
- Letter from Michael Miceli, Esq. dated October 5, 2021, attorney representing application P-20-003 LEHIGH REALTY CO., INC. – Site: 101-143 East 22nd Street and 43-75 Mechanic Street in City Block 451, Lots 1.01 and 2.05 requesting an extension until May 1, 2023, the date set forth in the Redevelopment Agreement
 - Commissioner Valado made the motion to grant the extension until May 1, 2023 within which to begin construction and Commissioner Veloz seconded the motion. A unanimous vote followed.
- Letter from Michael Miceli, Esq. dated October 5, 2021, attorney representing application P-20-004 RAM DEVELOPMENT, LLC – Site: 130-134 Avenue F, East 23rd Street, 37, 39 and 41 Mechanic Street; Block 450, Lots 1, 10.01, 10.02, 22, 23 and 24 requesting an extension until May 1, 2023, the date set forth in the Redevelopment Agreement
 - Commissioner Valado made the motion to grant the extension until May 1, 2023 within which to begin construction and Commissioner Fiermonte seconded the motion. A unanimous vote followed.

- Letter dated July 20, 2021 from Transco; legal notification of an application for an Upland Waterfront Development Individual Permit which will allow Transco to continue to conduct ongoing maintenance in upland waterfront development areas under NJDEP jurisdiction

Public Hearing:

P-21-017 – BAYVIEW JV, LLC - Site: City 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, provided a brief opening statement in which he advised this project is for the former A & P Supermarket and covers a vast 17 acres of waterfront property. He stated that the applicant is modifying his request for preliminary and final major site plan approval for all buildings and explained that his client is instead seeking both preliminary and final major site plan approval for Buildings B1, B2, B3 and B4 (which would total 797 residential units along with 30,848 square feet of non-residential space); and is only seeking preliminary approval for Building B5 (303 residential units and approximately 22,000 square feet of non-residential space). Mr. Miceli stated that the applicant will return to the Board for final approval for Building B5. He also requested that the application be granted a twenty year approval due to the enormity of the proposal. Mr. Miceli explained that the initial two variances for signage and lighting deviations have been addressed and variances are no longer required.

Witness #1:

David Minno, Architect and Principle of Minno-Wasko, was sworn in and testified that this is a project that would rejuvenate the area which has been dormant for fifteen years since the A & P Supermarket closed. Mr. Minno testified that Area A creates a central lawn, amphitheater, sandy

beach area and a pier where a former Newark Bay Bridge once was, Area B will contain a twelve-story building with a waterfront restaurant and retail space, and Area C will have an eight-story building. Mr. Minno explained the set-up of the buildings as well as sustainability and green features for this project. He discussed the overall design including materials to be used for this proposal.

Board questions:

Commissioner Nadrowski, Mr. Raichle and Ms. Apte questioned Mr. Minno.

Audience questions:

Waldemar Studzinski questioned Mr. Minno.

Witness #2:

Matthew Kneul, Project Engineer, was sworn in and discussed the project. He stated how fitting it is for this proposal to be a waterfront development. He described many of the site features such as the triangle-park, open space, lighting, amphitheater, benches, bicycle parking, area for a kayak launch, beachy area and pier. Mr. Kneul testified how this project complies with the requirements of the Redevelopment Plan.

**A short break was taken at 8:19. Secretary Nadrowski took a roll call and the meeting reconvened at 8:30 pm.*

Board Questions:

Chairperson Fiermonte, Commissioners Nadrowski, Veloz, Valado, Mr. Raichle and Ms. Apte had questions for Mr. Kneul.

Audience Questions:

Richard D'Angelis, attorney for Palmer Asphalt, located at 191 West 5th Street, questioned Mr. Kneul. Ms. Sandeep Punjani, Mr. Waldemar Studzinski, Ms. Lia Dudine and Ms. Maria Angiolietti questioned Mr. Kneul. Jonathan Guldin, Esq., appeared on behalf of adjacent property owners and asked questions relative to the application.

Witness #3:

Mr. Jay Troutman, Traffic Engineer, testified that a study was performed and provided details with regard to his analysis.

Board Questions:

Mr. Raichle, Ms. Apte and Ms. Mack provided comment or question to Mr. Troutman.

Audience Questions:

Ms. Lia Dudine questioned Mr. Troutman.

Public Comment:

Waldemar Studzinski of 150 North Street, Ms. Lia Dudine of 122-124 North Street and Ms. Antika Punjani of 148 North Street were sworn in and all provided comments with regard to this application.

Closing Remarks:

Mr. Miceli testified that his client is willing to provide an additional 9 foot clearance to ensure the existing trees would not be damaged to which Mr. Studzinski made reference. Mr. Miceli asked that the Board vote favorably upon this application

Closed Caucus:

During closed caucus, Commissioner Nadrowski advised she felt this is a good project to revitalize the area that has been dormant for many years. She advised the additional 9 foot setback that the applicant has agreed to and the trees to remain should be included as a condition of approval. Chairperson Fiermonte appreciates the project and is glad the walkway will connect the community to the waterfront and adjacent path. Commissioners Valado and Veloz concurred that this is a beautiful project and all fellow Commissioners concurred as well.

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:

<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]	[]	[]	[]	[]

Adoption of Resolutions:

- **P-21-002 - LEG-BP Bayonne Owner Urban Renewal, LLC – Site: City Block 1180, Lot 1.01; Block 900, Lot 1.01; Block 1000, Lot 1.01, Roadway A and Roadway D**
 - Commissioner Valado made a motion to approve the resolution and 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]	[]	[]	[]	[]

- **P-20-002 PARKVIEW REALTY URBAN RENEWAL, LLC/ RAM DEVELOPMENT, LLC/ LEHIGH REALTY CO., INC. – Site: 101 East 23rd Street in City Block 445, Lot 1.01; Block 450, Lot 1, 10.01, 10.02, 22, 23 and 24; and Block 451, Lots 1.01 and 2.05**
 - Commissioner Valado made a motion to approve the resolution and Commissioner 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]	[]	[]	[]	[]

- **P-20-003 LEHIGH REALTY CO., INC. – Site: 101-143 East 22nd Street and 43-75 Mechanic Street in City Block 451, Lots 1.01 and 2.05**
 - Commissioner Valado made a motion to approve the resolution and Commissioner 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]	[]	[]	[]	[]

- **P-20-004 RAM DEVELOPMENT, LLC – Site: 130-134 Avenue F, East 23rd Street, 37, 39 and 41 Mechanic Street; Block 450, Lots 1, 10.01, 10.02, 22, 23 and 24**

- Commissioner Fiermonte made a motion to approve the resolution and 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]	[]	[]	[]	[]

On motion by Commissioner Valado, seconded by Commissioner Fiermonte, the Board unanimously voted to close the meeting. Meeting adjourned at 10:18 pm.

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

/akl