



**PLANNING BOARD
CITY OF BAYONNE
MINUTES OF MEETING
NOVEMBER 9, 2021**

A regular meeting of the City of Bayonne Planning Board was held on Tuesday, November 9, 2021 in the Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey. Chairperson Fiermonte called the meeting to order at 6:11 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, Commissioners Nadrowski, Valado, Becker, Veloz, and Quintela. Mayor Davis and Commissioners Patel, Youssef 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 Valado made a motion to adopt the minutes of the regular meeting held on October 12, 2021 and Commissioner Veloz seconded the motion. A unanimous vote of eligible members followed.

Communications:

- Municipal Council resolution authorizing and directing the Planning Board to prepare a Redevelopment Plan for property located at 562-568 Broadway which property is identified as Block 184, Lots 1, 2 and 3 pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (former bank/Urgent Care/Body Fit) (P-21-015)

- Letter from Allyson Kriney, Parsons Project Manager, dated October 14, 2021, for project P-16-037 MONGROUP at 175 West 7th Street; Block 304, Lot 1 advising that a Ground Water Remedial Action Protectiveness/Biennial Certification Form and its supporting documentation is being submitted to the New Jersey Department of Environmental Protection for the former Amoco/BP Service Station #357 Site

Richard Campisano announced that due to three Commissioners needing to recuse themselves from the next matter, two Zoning Board of Adjustment Commissioners, Clifford Adams and Louis Lombardi, will be brought up to the dais to sit in on the next matter. Mr. Campisano asked the current members to vote in a Chairperson.

Commissioner Nadrowski made a motion to make Clifford Adams Chairperson for the next application and Chairperson Fiermonte seconded the vote. A unanimous vote of eligible Commissioners followed.

Commissioners Fiermonte, Valado and Becker recused themselves from the next application due to a conflict of interest.

Public Hearing (Item VI):

P-21-025 – BAYONNE BOARD OF EDUCATION - ST. ANDREW’S ROMAN CATHOLIC CHURCH – 124 Broadway; Block 341, Lot 1.01 *[The applicant is seeking a courtesy review and recommendation whereas they are proposing an elevator and interior alterations to the former St. Andrew’s School and Convent]*

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

Witness #1:

Jeffrey M. Curry, Project Manager with DMR Architects, was sworn in and gave testimony to the modifications proposed at the sight, including elevator additions, an ADA accessible ramp and minor other miscellaneous interior alterations for office space. Mr. Curry testified that this Section 31 courtesy application complies with the City of Bayonne’s Master Plan.

Board questions:

Commissioners Veloz questioned Mr. Curry.

Audience questions:

There were no questions from the general public.

Closing Remarks:

Mr. Lamparello asked that the Board vote favorably upon this courtesy review application

Motion:

Commissioner Nadrowski made a motion to approve the application subject to any and all conditions as spread across the record and Commissioner Lombardi seconded the motion.

The following vote to approve the application was taken at the hearing on November 9, 2021:

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)					
Clifford Adams	[X]	[]	[]	[]	[]
Louis Lombardi	[X]	[]	[]	[]	[]

Adoption of Resolutions:

● **P-21-025 - BAYONNE BOARD OF EDUCATION - ST. ANDREW'S ROMAN CATHOLIC CHURCH – Site: 124 Broadway; Block 341, Lot 1.01**

- Commissioner Nadrowski made a motion to approve the resolution and Commissioner Veloz seconded the motion.

The following vote to approve the Memorializing Resolution was taken on November 9, 2021:

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]	[]	[]	[]	[]
Clifford Adams	[X]	[]	[]	[]	[]
Louis Lombardi	[X]	[]	[]	[]	[]

***A short break was taken at 6:34. Commissioners Fiermonte, Valado and Becker came back up to the dais and Acting-Chairperson Adams and Commissioner Lombardi left the meeting. Secretary Nadrowski took a roll call and the meeting reconvened at 6:40 pm.*

Public Hearing (Item VII):

P-21-013 - Presentation of a Non-condemnation Area in Need of Redevelopment Study for property identified as Block 465, Lot 9; Block 466, Lot 1, 2, 3 and 4; Block 478, Lots 1 and 1.01 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 Exxon property)

Presentation by Suzanne Mack. 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:

Commissioner Valado made a motion to forward the Board's recommendation to the Municipal Council 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]	[]	[]	[]	[]

***A short break was taken at 7:04. Secretary Nadrowski took a roll call and the meeting reconvened at 7:10 pm.*

Public Hearing (Item VII):

P-21-018 – J & J BUILDERS, LLC - Site: 196-200 Avenue E; Block 458, Lots 7, 8 and 9-Site: One Flagship Street in City Block 751, Lot 1.04 *[The applicant is seeking preliminary and final major site plan and minor subdivision approval to demolish the 2 existing residential buildings and construct a (6) six-story multi-family improvement with (40) forty units and (41) forty-one parking spaces and consolidate the three lots into a single lot.]*

Adam Faiella, Esq., attorney for the applicant, gave a brief opening statement, offered his exhibits into evidence and advised there are no variance being requested for this application. He then called his first witness.

Witness #1:

Anthony D'Agosta, Architect, was sworn in and discussed the project proposed for this site. He testified that the site is located near the Hudson-Bergen Light Rail and proposed is a six-story building that appears to be a five-story since the sixth floor is set back. The mechanical equipment is low-lying, set back and will not be visible from the street either. Mr. D'Agosta discussed the orientation of the studio, one-bedroom and two-bedroom units comprising the project. He testified that the bulk of the

parking is served by a mechanical parking mechanism, discussed the trash compactor and private hauling off the trash. Mr. D'Agosta spoke about the subsurface retention system and that the applicant agrees to shield the lighting to comply with the City Engineer's recommendation. There will be Juliette balconies, where the door opens in, and they will provide additional light and air for the occupants. Mr. D'Agosta discussed the exterior facade and security. There will be a full time Superintendent dedicated to this property.

Board questions:

Commissioner Nadrowski, Veloz, Ms. Apte and Ms. Mack questioned Mr. D'Agosta.

Audience questions:

Anthony, Dimer and Paul Dimitri, who own the property at 189-195 Avenue E across the street, questioned Mr. D'Agosta.

Witness #2:

Soufiane El-Moussi, Engineer, was sworn in and accepted by the Board as an expert witness. Mr. El-Moussi explained what a flood hazard area is by the national standard and the measures that this applicant has taken for this project. He testified to the project meets the state regulations and discussed the entry and exit from the garage.

Board Questions:

Commissioner Nadrowski questioned Mr. El-Moussi.

Audience Questions:

There were no questions from the audience.

Witness #3:

John Leoncavallo, Professional Planner in the State of New Jersey, was sworn in and described the site from a planning perspective. He explained that the six-story building will look like a five-story building due to its design. He commented how the area is designated as an area of redevelopment and

transforming nicely in this transit-oriented development area. He testified that the project is designated as fully conforming to all outside agencies. Mr. Leoncavallo discussed how the proposal will continue to have a positive impact on the Avenue E area and requested that the Board vote favorably upon this application.

Board Questions:

There were no questions from the Board.

Audience Questions:

Veneer Dimitri questioned Mr. Leoncavallo.

Closing Remarks:

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

Closed Caucus:

Chairperson Fiermonte thought this project was a good fit for the neighborhood and appreciated the stormwater improvements. All fellow Commissioners concurred with Chairperson Fiermonte provided the stormwater contribution will be incorporated into a Redevelopment Agreement.

Motion:

Commissioner Valado made a motion to approve the application subject to any and all conditions as spread across the record 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	[X]	[]	[]	[]	[]
(Mayoral Designee)					

- **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**
 - 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]	[]	[]	[]	[]

The meeting was adjourned at 8:22 pm. Susan Bischoff, Certified Shorthand Reporter, 449 Columbia Boulevard, Wood-Ridge, NJ 07075 took a transcript of the meeting.

/akl