



**PLANNING BOARD
CITY OF BAYONNE
MINUTES OF SPECIAL MEETING
DECEMBER 06, 2021**

A special meeting of the City of Bayonne Planning Board was held on Tuesday, December 6, 2021 in the Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey.

Chairperson Fiermonte called the meeting to order at 6:31 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 Veloz, Quintela and Patel. Mayor Davis and Commissioner Becker, Youssef and Mathews were not present.

Also present were Richard N. Campisano, Esq., Board Counsel, Robert Russo, PE, City Engineer, Ronald Reinertsen, PP, AICP, 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 November 9, 2021 and Commissioner Veloz seconded the motion. A unanimous vote of eligible members followed.

Communications:

- Letter from Peter Downham, of Roux Associates Inc., for Block 478, Lot 1 advising that the applicant has submitted a Freshwater Wetlands Letter of Interpretation to the New Jersey Department of Environmental Protection for the former Exxon property (*P-21-024 AINOR for former Exxon property*)

- Letter from Peter Downham, of Roux Associates Inc., for Block 466, Lots 1, 2, 3 and 4 advising that the applicant has submitted a Freshwater Wetlands Letter of Interpretation to the New Jersey Department of Environmental Protection for the former Exxon property (*P-21-024 AINOR for former Exxon property*)
- Letter from Ahmad Tamous and Adam Alexander of Bohler Engineering NJ, LLC for property located at 211-219 West 5th Street; 301.01, Lots 1 and 6 to serve as legal notification that a Flood Hazard Area Verification will be submitted to the New Jersey Department of Environmental Protection, Division of Land Use Regulation (*P-21-020 Bayonne Luxury Waterwalk, LLC*)

Public Hearing (Item VI):

P-21-021 - 7 LOWER HOOK ROAD, LLC – Site: 7 Lower Hook Road in City Block 479,

Lot 1 [*The applicant proposes to construct a 70,350 square foot warehouse (inclusive of 1,689 square feet of accessory office space) along with ancillary improvements.*]

Lisa John-Basta, Esq., the attorney for the applicant, gave a brief opening statement, offered her exhibits into evidence and called her first witness.

Witness #1:

Samuel Renauro, Civil Engineer, was sworn in and explained the orientation of the property location. He explained that the site is governed by the Lower Hook Road Redevelopment Plan. Mr. Renauro explained the use of the property as a warehouse and office. He discussed traffic entry and exit. He discussed that the project includes fourteen parking spaces and a variance is being sought for the number of parking spaces. A variance is also requested for an eight foot high fence. The calculation for the side yard setback is actually ten feet, therefore, a variance is not required for this and the plans will be corrected to include the correct ten foot setback. A waiver is being requested to not provide a sidewalk. Mr. Renauro stated that there is not a user identified yet but will market this building to a tenant who would utilize the rail service therefore not expecting much tractor trailer traffic.

Board questions:

Commissioners Nadrowski, Commissioner Veloz, Robert Russo and Ronald Reinertsen questioned Mr. Renauro.

Audience questions:

There were no questions from the general public.

Witness #2:

Rick Pratt, AIA, was sworn in and accepted as an expert to testify before the Board. He discussed the exterior of the proposed one-story building as concrete panels cast on site; light grey, medium grey and blue in color. There are a few punch-windows around the facade of the building. Mr. Pratt explained the proposed rooftop plan to include green roof amenities for 10,800 square feet. He discussed the possible number of employees that might be at this location and discussed the monument sign designating the address.

Board Questions:

Mr. Russo and Mr. Reinertsen questioned Mr. Pratt. The addition of one EV Parking Space was suggested by Mr. Reinertsen.

Audience Questions:

There were no questions from the audience.

Witness #3:

Francesco Alessi, Owner, was sworn in and testified that the end-user is someone who would have the materials brought in through bulk rail delivery and to act as a regional fulfillment center for local distribution utilizing small box trucks for the smaller deliveries.

Board Questions:

Commissioner Veloz and Mr. Reinertsen questioned Mr. Alessi.

Audience Questions:

There were no questions from the audience.

Witness #4:

John McDonough, PP, AICP, was sworn in and testified that he conducted a standard planning analysis and reviewed the redevelopment plan in consideration to the proposed project. He stated that the investment in this building utilizing the rail service is a good use of the location, will provide jobs for the area and that the benefits to this project are substantial. He explained how this will be a visually pleasing plan for the area that is only seeking minimal relief and a very efficient use of the land.

Board Questions:

There were no questions from the Commissioners.

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:

Chairperson Fiermonte felt this was a good application and would be voting in favor of it.

*****Commissioner Patel joined the meeting at 7:18 pm.*****

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.

**The following vote to approve the application was taken at the hearing on December 6, 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]	[]	[]	[]	[]

A short break was taken at 7:12 pm. Secretary Nadrowski took a roll call and the meeting reconvened at 7:28 pm.

Public Hearing (Item VII):

P-21-005 - Presentation of a Redevelopment Plan for property located at 1241 JFK Boulevard, JFK Boulevard and West 57th Street, 192 West 58th Street and 1241 JFK Boulevard Rear which property is identified as Block 13, Lots 1.01, 16, 17, 18 and 18B01 constitutes a non-condemnation Area in Need of Redevelopment pursuant to the LRHL N.J.S.A. 40A:12A-1 et seq (former Marist Property)

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 and Secretary Nadrowski questioned Ms. Mack.

Audience Questions:

There were no questions from the public.

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.

The following vote to approve the Redevelopment Plan was taken at the hearing on December 6, 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)					

Adoption of Resolutions:

- **P-21-018 – J & J BUILDERS, LLC - Site: 196-200 Avenue E; Block 458, Lots 7, 8 and 9**
 - Commissioner Valado made a motion to approve the resolution and Commissioner Fiermonte seconded the motion.

The following vote to approve the resolution was taken at the hearing on December 6, 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)					

- **P--21-024 – Area in Need of Redevelopment Study for Block 465, Lot 9; Block 466, Lot 1, 2, 3 and 4; Block 478, Lots 1 and 1.01 (*former Exxon Property*)**
 - Commissioner Valado made a motion to approve the resolution and Commissioner Veloz seconded the motion.

The following vote to approve the resolution was taken at the hearing on December 6, 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]	[]	[]	[]	[]

- **P--21-005 – Redevelopment Plan for 1241 JFK Boulevard, JFK Boulevard and West 57th Street, 192 West 58th Street and 1241 JFK Boulevard Rear which property is identified as Block 13, Lots 1.01, 16, 17, 18 and 18B01 (*former Marist Property*)**
 - Commissioner Valado made a motion to approve the resolution and Commissioner Fiermonte seconded the motion.

The following vote to approve the resolution was taken at the hearing on December 6, 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]	[]	[]	[]	[]

On motion by Commissioner Valado, seconded by Commissioner Veloz, the Board unanimously voted to close the meeting. The meeting was adjourned at 8:37 pm.

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

/akl