



**PLANNING BOARD
CITY OF BAYONNE
MINUTES OF MEETING
DECEMBER 14, 2021**

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

Chairperson Fiermonte called the meeting to order at 6:07 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.

Richard Campisano called the roll. Present at the time of roll call were Chairperson Fiermonte, Commissioners, Becker, Veloz, Quintela and Patel. Mayor Davis, Commissioners Nadrowski, Valado, Youssef and Mathews were not present.

Also present were Richard N. Campisano, Esq., Board Counsel, City Engineer, Malvika Apte, PP consulting City Planner and Suzanne Mack, PP, City Planner.

Adoption of Minutes

Commissioner Patel made a motion to adopt the minutes of the regular meeting held on December 6, 2021 and Commissioner Veloz seconded the motion. A unanimous vote of eligible members followed.

Communications:

- Letter from Andrew Raichle, PE dated November 27, 2021, providing administrative approval for de minimis project modifications to application P-21-008 – Mahalaxmi Flagship Urban Renewal, LLC
 - Commissioner Fiermonte made the motion to grant the Administrative Approval and Commissioner Patel seconded the motion. A unanimous vote followed.
- Letter from Matthew Posada, Esq. dated December 14, 2021, attorney for P-21-022 Bayonne Equities B II Urban Renewal, LLC – Site: 9-11 West 12th Street in City Block 264, Lots 15, 16, 17 and 18 requesting their application be carried to the February 8, 2022 meeting without further notice on the part of the applicant.
 - Commissioner Fiermonte made the motion to grant the Administrative Approval and Commissioner Veloz seconded the motion. A unanimous vote followed.

Board Reorganization:

- **Election of officers for 2022 (nominations and acceptances):**

The following Commissioners were nominated and accepted for calendar year 2022:

- **Karen Fiermonte – Chairperson**

Commissioner Becker made the motion for this nomination. Commissioner Veloz seconded the motion and a unanimous vote followed.

- **Maria Valado - Vice-Chairperson**

Chairperson Fiermonte made the motion for this nomination. Commissioner Patel seconded the motion and a unanimous vote followed.

- **Sharon Nadrowski - Secretary**

Commissioner Fiermonte made the motion for this nomination. Chairperson Veloz seconded the motion and a unanimous vote followed.

- **Appointment of Support Personnel:**

The following is a list of support personnel unanimously voted in by the Board:

- Richard N. Campisano, Esq., Board Attorney
- Suzanne Mack, P.P., City Planner
- Robert Russo, P.E., consulting City Engineer
- Malvika Apte, consulting City Planner
- Alicia Losonczy, Board Administrator
- Susan Bischoff, C.S.R
- Andrew Raichle, PE, Special Project Engineer

Chairperson Fiermonte made the motion for this appointment. Commissioner Becker seconded the motion and a unanimous vote followed.

Board questions:

Commissioners Fiermonte and Veloz questioned Mr. Melamed. Ms. Apte questioned Mr. Melamed.

Audience questions:

Lucia Frazier, 102 Avenue A, questioned Mr. Miceli if the original application was proposed for condominium units.

Witness #2:

Joseph Spano, Engineer, was sworn in and testified to the amendments of the application and how they have a negligible impact on the neighborhood.

Board Questions:

Commissioner Veloz, Mr. Russo and Ms. Apte questioned Mr. Spano.

Audience Questions:

There were no questions from the audience.

Closing Remarks:

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

Closed Caucus:

Chairperson Fiermonte requested that the parking be made acceptable as a condition of approval and would then vote in favor of this application.

Motion:

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

The following vote to approve the application was taken at the hearing on December 14, 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]	[]	[]	[]	[]

Adoption of Resolutions:

- **P-21-021 - 7 LOWER HOOK ROAD, LLC – Site: 7 Lower Hook Road in City Block 479, Lot 1**
 - Commissioner Patel made a motion to approve the resolution and Chairperson Fiermonte seconded the motion.

The following vote to approve the application was taken at the hearing on December 14, 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-21-008 – Mahalaxmi Flagship Urban Renewal, LLC – Administrative Approval of Illuminated Signage**

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

The following vote to approve the application was taken at the hearing on December 14, 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 Fiermonte, seconded by Commissioner Veloz, the Board unanimously voted to close the meeting. Meeting adjourned at 7:20 pm.

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

/akl