



**PLANNING BOARD
CITY OF BAYONNE
MINUTES OF MEETING
FEBRUARY 8, 2022**

A regular meeting of the City of Bayonne Planning Board was held on Tuesday, February 8, 2022 in the Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey.

Commissioner Valado called the meeting to order at 6:08 p.m. and led all in the Pledge of Allegiance to the Flag. Commissioner Valado 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 Commissioners Valado, Nadrowski, Becker, Veloz, Quintela and Youssef. Chairperson Fiermonte and Mayor Davis were not present.

Also present were Richard N. Campisano, Esq., Board Counsel, City Engineer, Suzanne Mack PP, City Planner, Robert Russo PE, consulting City Engineer and Alicia Losonczy, Planning/Zoning Board of Adjustment Administrator.

Adoption of Minutes

Commissioner Veloz made a motion to adopt the minutes of the regular meeting held on December 14, 2021 and Commissioner Valado seconded the motion. A unanimous vote of eligible members followed.

Communications:

- Letter from Friday Mathews dated December 14, 2021 resigning from the Planning Board
- Letter from Mitesh Patel dated January 11, 2022 resigning from the Planning Board
- Municipal Council resolution authorizing and directing the Planning Board to prepare a Redevelopment Plan for certain properties identified as Block 465, Lot 9; Block 466, Lots 1, 2, 3 and 4; and Block 478, Lots 1 and 1.01 on the official Tax Map of the City of Bayonne pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. *(former Exxon) (P-21-024)*
- Letter from Michael Miceli, Esq., attorney for applicant, for P-21-019 – AMS Equities – Site: 154 Avenue E, 140 Avenue E, 132 Avenue E; Block 48, Lots 1.02 and 1.03; Block 467, Lot 23; Block 234, Lot 8.01 requesting the matter be carried to the regular meeting of the Planning Board on April 12, 2022 and be carried thereto without further notice on the part of the applicant
 - Commissioner Nadrowski made the motion to carry the matter to April 12, 2022 and Commissioner seconded the motion. A unanimous vote followed.
- Correspondence from William J. Finnerty, Esq., attorney for application P-18-023; 673-675 Avenue E, LLC – Site: 673-675 Avenue E in City Block 94, Lot 18 requesting a one-year extension until February 8, 2023 for preliminary and final major site plan approval and bulk variance relief to allow the construction of a new three-story residential building with eight residential units with provided parking for eight cars
 - Commissioner Nadrowski made the motion to grant the one-year extension until February 8, 2023 and Commissioner Valado seconded the motion. A unanimous vote followed.

*****Chair-pro-tem Adams took over for Commissioner Valado who recused herself as she has a conflict with the next application. Commissioner Becker recused himself as well. *****

Public Hearing:

P-22-003 BAYONNE BOARD OF EDUCATION – Site: 669 Avenue A in City Block 160,

Lot 1 *[The applicant is proposing preliminary and final major subdivision approval in order to allow the Hudson County Vocational School to construct a facility in the area where the tennis courts were located.]*

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

Witness:

Francis Reiner, Architect, was sworn in and accepted by the Board as an expert in his field. Mr. Reiner provided testimony in regard to the major subdivision application explaining that the proposal as a subdivision of the land area where the Tennis courts were for the future use as a Vo-Tech School as part of Bayonne High School.

Board questions:

Commissioners Nadrowski and Veloz questioned Mr. Reiner.

Audience questions:

Adrian Smith, of 17 Trask Avenue, questioned Mr. Reiner.

Closing Remarks:

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

Closed Caucus:

Chair-pro-tem Adams felt that the applicant met their burden of proof and would be voting in favor of this application.

Motion:

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

The following vote to approve the application was taken at the hearing on February 8, 2022:

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]	[]	[]	[]	[]
George Becker	[]	[]	[]	[X]	[]
Demyana Youssef	[X]	[]	[]	[]	[]
James Davis, Mayor	[]	[]	[]	[]	[X]
Ramon Veloz	[X]	[]	[]	[]	[]
(Mayoral Designee)					
Clifford Adams	[X]	[]	[]	[]	[]

Public Hearing:

P-22-004 HUDSON COUNTY SCHOOLS OF TECHNOLOGY – Site: 669 Avenue A in City Block 160, Lot 1 *[The applicant is proposing a new two-story school building for Vo-Tech Programs in the Tennis Court area.]*

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

Witness:

Ralph Walker, Architect, was sworn in and accepted by the Board as an expert in his field. Mr. Walker oriented the project to the site at the existing Bayonne High School. He discussed the matching of the façade to the existing buildings and testified to the details of the project. He explained the Hudson County Schools of Technology goal to create a Vo-Technical School that fits into the existing campus overall. The plan would include 38 parking spaces (including two handicapped spaces) and a loading dock; which, he explained, led to a net gain of five or six additional spaces added to the current parking configuration. He discussed how students will have hands-on partnerships in cosmetology, building trades (including a welding lab), computer science, law enforcement and accounting with professionals within the City. Mr. Walker explained how this approval is required for their submission to the State Department of Education. He anticipates all stormwater management happening on site and will forward plans to the City Engineer during the design process. He is projecting that the building will be completed in late 2023 and will open in the Fall of 2024.

Mr. John Niesz, Superintendent of Schools, was sworn in and testified that he has a meeting coming up with the Hudson County Schools of Technology and will discuss the idea of Bayonne students having more options to attend the school than out-of-town students, similar to the agreement recently made in Jersey City near Liberty State Park.

Board questions:

Commissioners Nadrowski and Commissioner Veloz questioned Mr. Walker.

Audience questions:

Adrian Smith, 17 Trask Avenue, questioned Mr. Walker in regard to parking. Mr. Michael Ruscigno questioned Mr. Walker.

Comments:

There were no comments from the audience.

Closing Remarks:

Mr. Dineen explained the application represents an emerging need for a trade program for students in partnership with the Bayonne Board of Education. He asked that the Board vote favorably upon this application

Closed Caucus:

Chair-pro-tem Adams discussed the application as comprehensive and thanked the applicant for the courtesy review. Commissioner Nadrowski thinks this is a great program but asks the Board of Education to keep in mind how difficult parking is in the City and requests a provision to have Bayonne students offered a greater percentage of admission.

Motion:

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

The following vote to approve the application was taken at the hearing on February 8, 2022:

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]	[]	[]	[]	[]
George Becker	[X]	[]	[]	[]	[]
Demyana Youssef	[X]	[]	[]	[]	[]
James Davis, Mayor	[]	[]	[]	[]	[X]
Ramon Veloz	[X]	[]	[]	[]	[]
(Mayoral Designee)					
Clifford Adams	[X]	[]	[]	[]	[]

Adoption of Resolutions:

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

The following vote to approve the resolution was taken at the hearing on February 8, 2022:

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]	[]	[]	[]	[]
George Becker	[X]	[]	[]	[]	[]
Demyana Youssef	[]	[]	[X]	[]	[]
James Davis, Mayor	[]	[]	[]	[]	[X]
Ramon Veloz	[X]	[]	[]	[]	[]
(Mayoral Designee)					

- **P-18-023 – 673-675 AVENUE E, LLC – Site: 673-675 Avenue E in City Block 94, Lot 18**

- 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 February 8, 2022:

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]	[]	[]	[]	[]
George Becker	[X]	[]	[]	[]	[]
Demyana Youssef	[X]	[]	[]	[]	[]
James Davis, Mayor	[]	[]	[]	[]	[X]
Ramon Veloz (Mayoral Designee)	[X]	[]	[]	[]	[]

- **P-22-003 - BAYONNE BOARD OF EDUCATION – Site: 669 Avenue A in City Block 160, Lot 1**

- Commissioner Adams 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 February 8, 2022:

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]	[]	[]	[]	[]
George Becker	[]	[]	[]	[X]	[]
Demyana Youssef	[X]	[]	[]	[]	[]
James Davis, Mayor	[]	[]	[]	[]	[X]
Ramon Veloz (Mayoral Designee)	[X]	[]	[]	[]	[]
Clifford Adams	[X]	[]	[]	[]	[]

- **P-22-004 – HUDSON COUNTY SCHOOLS OF TECHNOLOGY – Site: 669 Avenue A in City Block 160, Lot 1**

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

The following vote to approve the resolution was taken at the hearing on February 8, 2022:

RECORDED VOTE:

<i>Commissioners</i>	<i>Aye</i>	<i>Nay</i>	<i>Abstain</i>	<i>Recuse</i>	<i>Absent</i>
<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]	[]	[]	[]	[]
George Becker	[X]	[]	[]	[]	[]
Demyana Youssef	[X]	[]	[]	[]	[]
James Davis, Mayor	[]	[]	[]	[]	[X]
Ramon Veloz	[X]	[]	[]	[]	[]
(Mayoral Designee)					
Clifford Adams	[X]	[]	[]	[]	[]

On motion by Commissioner Valado, seconded by Commissioner Veloz, the Board unanimously voted to close the meeting. Meeting adjourned at 7:43 pm.

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

/akl