



**PLANNING BOARD
CITY OF BAYONNE
MINUTES OF MEETING
MAY 10, 2022**

A regular meeting of the City of Bayonne Planning Board was held on Tuesday, May 10, 2022 in the Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey.

Chairperson Fiermonte called the meeting to order at 6:06 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, Quintela, Beiro and Lack. Mayor Davis, Secretary Nadrowski, Commissioners Valado, Veloz and Maiorano were not present.

Also present were Richard N. Campisano, Esq., Board Counsel, Malvika Apte, PP consulting City Planner, Andrew Raichle, PE consulting City Engineer, Suzanne Mack, PP, City Planner and Alicia Losonczy, Planning Board of Adjustment Administrator.

Adoption of Minutes

Commissioner Becker made a motion to adopt the minutes of the regular meeting held on April 12, 2022 and Commissioner Fiermonte seconded the motion. A unanimous vote of eligible members followed.

Communications:

- Letter from Matrix New World Engineering, Land Surveying and Landscape Architecture, P.C. dated April 12, 2022 advising public notice of an application for a modification of 0901-07-0003.5 LUP 200001 for the applicant, Port Authority of NY & NJ, for the following: Berths E-1 and E-2 Fairlead Structures at Port Jersey South - Block 404, Lot 2.10; Block 1160, Lot 1; Block 1170, Lot 1 and Block 1171, Lot 1

Public Hearing (Item VI): (continued – site plan portion of application being heard)

P-22-009 – BAYONNE PARTNERS URBAN RENEWAL, LLC – Site: City Block 830, Lots 1.05, 1.06, 1.07 and a portion of Memorial Boulevard *[The applicant is proposing five residential buildings with a total of 1,250 multi-family dwelling units, 10,000 sf of retail space, two parking structures and other amenities.]*

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

Witness #1:

Ralph Rosenberg, Planner and Architect, was accepted as an expert witness and sworn in. He testified that the project would consolidate the existing parcels into three new lots. He also stated that the Site Plan is divided into three phases; requesting preliminary approval for the entire site but only final site plan approval for Phase 1. Phase 1 is to consist of Buildings A (250 units) and D (274 units); Phase 2 is to consist of Buildings B (267 units) and E (150 units); Phase 3 is to consist of Building C (309 units) (which has the tallest building at sixteen stories) – for a total of 1,250 units. He further testified that rooftop amenities and rooftop recreation will be developed to the needs of the residents. Mr. Rosenberg testified the five buildings will create different housing types and will include a five-story, two ten-story, a twelve-story and a sixteen-story building. The materials used on the building facades will be metal and neutral-colored. There will be two independent free-standing parking garages with concrete panels and those facades facing the public have a green screen curtain in lieu of

a static wall. Mr. Rosenberg has reviewed the Redevelopment Plan and feels the proposed project complies.

Board Questions:

Mr. Raichle and Ms. Mack made comment to Mr. Rosenberg. Mr. Raichle requested an interim parking plan be made a requirement of the applicant.

Audience Questions:

There were no questions from the audience.

Witness #2:

Josh Kline, Engineer, was recognized as an expert witness and sworn in. He discussed the site plan application that proposed five residential buildings with a total of 1,250 multi-family dwelling units, 10,000 square feet of retail space and two parking structures. Mr. Kline described the location and the project. He stated that although a signage concept is not included as part of Phase 1, the applicant will come back before the Board for signage. Mr. Kline testified that it is his expert opinion that this project before the Board meets the Redevelopment Plan requirements and will not have an adverse effect on the community or the City of Bayonne. He further stated that the applicant has or will comply with all of the Boards' professionals' comments as well as work with the Fire Department's recommendations.

Board Questions:

There were no questions from the Commissioners. Mr. Raichle made comment in regard to the waivers the applicant has requested. Ms. Mack made comment.

Audience Questions:

There were no questions from the audience.

Witness #3:

Matthew Seckler, of Stonefield Engineering, is a Traffic Operations Engineer and Professional Planner. The Board recognized Mr. Seckler as an expert witness and he was sworn in. He testified that he performed a traffic study dated March 11, 2022 and when he forecasted traffic, it included the traffic from this project as well. Mr. Seckler discussed the ferry service and shuttles that will be for the Hudson-Bergen Light Rail. He stated that parking will be adjusted accordingly to each phase of the project. He stated that the goals and objectives of the Redevelopment Plan are met with the vibrant and well-designed proposal that is being presented to the Board today

Board Questions:

Ms. Apte, Mr. Raichle and Ms. Mack had questions or made comment to Mr. Kline.

Audience Questions:

There were no questions from the audience.

Comments from the Audience:

There were no comments from the audience.

Closing Remarks:

Mr. Kienz asked the Board vote favorably upon the site plan portion of this application.

Motion:

Commissioner Becker made a motion to approve the site plan portion of this application and Commissioner Fiermonte seconded the motion.

The following vote to approve the application was taken at the hearing on May 10, 2022:

RECORDED VOTE:

<i>Commissioners</i>	<i>Aye</i>	<i>Nay</i>	<i>Abstain</i>	<i>Recuse</i>	<i>Absent</i>	<i>Not Voting</i>
Karen Fiermonte	[X]	[]	[]	[]	[]	[]
Maria I. Valado	[]	[]	[]	[]	[X]	[]
Sharon Nadrowski	[]	[]	[]	[]	[X]	[]
Michael Quintela	[X]	[]	[]	[]	[]	[]
George Becker	[X]	[]	[]	[]	[]	[]
Thomas Maiorano	[]	[]	[]	[]	[X]	[]
Jack Beiro	[X]	[]	[]	[]	[]	[]
Ahmed Lack	[X]	[]	[]	[]	[]	[]
James Davis, Mayor	[]	[]	[]	[]	[X]	[]
Ramon Veloz (Mayoral Designee)	[]	[]	[]	[]	[X]	[]

*****A short break was taken at 7:13. The meeting reconvened at 7:22 and Mr. Campisano took the roll call.*****

Public Hearing (Item VII):

P-21-020 BAYONNE LUXURY WATERWALK, LLC – Site: 219 West 5th Street in City Block 301.01, Lots 1 and 6 *[The applicant is seeking preliminary and final major site plan approval to construct a six-story, with a mezzanine floor, multi-family improvement consisting of 180 units, amenities, parking and a waterfront walkway.]*

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

Witness #1:

Keith Cahill, Licensed Civil Engineer, was sworn in and accepted by the Board as an expert in his field. Mr. Cahill advised that the applicant will be consolidating the two lots into one parcel and explained the proposed new waterfront development in detail. He discussed the improvements to the proposed. There will be (180) one-hundred eighty units and (256) two-hundred fifty-six parking spaces on the site. Mr. Cahill discussed the landscaping, trash collection, stormwater, roundabout, ADA-compliance, electric vehicle charging stations, rooftop amenities, lighting and plantings for

screening. He addressed comments in the Engineer's and Planner's reports. He discussed how the project is in compliance with the Redevelopment Plan.

Board questions:

Ms. Mack and Mr. Raichle made comment to Mr. Cahill. Chairperson Fiermonte requested the preliminary approval be requested today with a condition of providing appropriate access and then the applicant returning before the Board for final approval; new application and notice would be required.

Audience questions:

Mr. Van Ripps questioned Mr. Cahill.

*****A short break was taken at 8:11. The meeting reconvened at 8:18 and Mr. Campisano took the roll call.*****

Board Questions:

There were no questions from the Board.

Motion:

Commissioner Fiermonte made a motion to make the approval have a condition contingent upon obtaining an access agreement from the neighboring site. Commissioner Becker made the motion to include this condition and Chairperson Fiermonte seconded the motion. A unanimous vote of eligible Commissioners followed.

Then, Chairperson Fiermonte made a motion to allow the consolidation of the lots at this site along with preliminary site plan approval for all phases of the application. Commissioner Becker seconded the motion. The applicant is to return for final site plan approval for this application.

The following vote to approve the application was taken at the hearing on May 10, 2022:

RECORDED VOTE:

<i>Commissioners</i>	<i>Aye</i>	<i>Nay</i>	<i>Abstain</i>	<i>Recuse</i>	<i>Absent</i>	<i>Not Voting</i>
Karen Fiermonte	[X]	[]	[]	[]	[]	[]
Maria I. Valado	[]	[]	[]	[]	[X]	[]
Sharon Nadrowski	[]	[]	[]	[]	[X]	[]
Michael Quintela	[X]	[]	[]	[]	[]	[]
George Becker	[X]	[]	[]	[]	[]	[]
Thomas Maiorano	[]	[]	[]	[]	[X]	[]
Jack Beiro	[X]	[]	[]	[]	[]	[]
Ahmed Lack	[X]	[]	[]	[]	[]	[]
James Davis, Mayor	[]	[]	[]	[]	[X]	[]
Ramon Veloz (Mayoral Designee)	[X]	[]	[]	[]	[]	[]

Adoption of Resolutions:

- **P-22-001 - 1888 STUDIOS, LLC – Site: Avenue A/West 1st -3rd Streets in City Block 332, Lot 3; Block 360, Lot 2; Block 390, Lots 1 and 2 and Block 391, Lot 1**
 - Commissioner Becker made a motion to approve the resolution and Chairperson Fiermonte seconded the motion.

RECORDED VOTE:

The following vote to memorialize the Resolution was taken at the special hearing on March 30, 2022

<i>Commissioners</i>	<i>Aye</i>	<i>Nay</i>	<i>Abstain</i>	<i>Recuse</i>	<i>Absent</i>	<i>Not Voting</i>
Karen Fiermonte	[]	[]	[]	[]	[]	[X]
Maria I. Valado	[]	[]	[]	[]	[X]	[]
Sharon Nadrowski	[]	[]	[]	[]	[X]	[]
Michael Quintela	[]	[]	[]	[]	[]	[X]
George Becker	[X]	[]	[]	[]	[]	[]
Thomas Maiorano	[]	[]	[]	[]	[X]	[]
Jack Beiro	[]	[]	[]	[]	[]	[X]
Ahmed Lack	[]	[]	[]	[]	[]	[X]
James Davis, Mayor	[]	[]	[]	[]	[X]	[]
Ramon Veloz (Mayoral Designee)	[]	[]	[]	[]	[X]	[]

- **P-22-002 – GAURI SHANKAR FLAGSHIP URBAN RENEWAL, LLC – Site: 54 Flagship Street in City Block 751, Lot 1.06**

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

RECORDED VOTE:

The following vote to approve the resolution was taken at the hearing on May 10, 2022:

<i>Commissioners</i>	<i>Aye</i>	<i>Nay</i>	<i>Abstain</i>	<i>Recuse</i>	<i>Absent</i>	<i>Not Voting</i>
Karen Fiermonte	[X]	[]	[]	[]	[]	[]
Maria I. Valado	[]	[]	[]	[]	[X]	[]
Sharon Nadrowski	[]	[]	[]	[]	[X]	[]
Michael Quintela	[X]	[]	[]	[]	[]	[]
George Becker	[X]	[]	[]	[]	[]	[]
Thomas Maiorano	[]	[]	[]	[]	[X]	[]
Jack Beiro	[X]	[]	[]	[]	[]	[]
Ahmed Lack	[X]	[]	[]	[]	[]	[]
James Davis, Mayor	[]	[]	[]	[]	[X]	[]
Ramon Veloz (Mayoral Designee)	[]	[]	[]	[]	[X]	[]

- **P-22-009 - BAYONNE PARTNERS URBAN RENEWAL, LLC – Site: City Block 830, Lots 1.05, 1.06, 1.07 and a portion of Memorial Boulevard (*subdivision only*)**

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

RECORDED VOTE:

The following vote to approve the resolution was taken at the hearing on May 10, 2022:

<i>Commissioners</i>	<i>Aye</i>	<i>Nay</i>	<i>Abstain</i>	<i>Recuse</i>	<i>Absent</i>	<i>Not Voting</i>
Karen Fiermonte	[X]	[]	[]	[]	[]	[]
Maria I. Valado	[]	[]	[]	[]	[X]	[]
Sharon Nadrowski	[]	[]	[]	[]	[X]	[]
Michael Quintela	[X]	[]	[]	[]	[]	[X]
George Becker	[X]	[]	[]	[]	[]	[]
Thomas Maiorano	[]	[]	[]	[]	[X]	[]
Jack Beiro	[X]	[]	[]	[]	[]	[]
Ahmed Lack	[X]	[]	[]	[]	[]	[]
James Davis, Mayor	[]	[]	[]	[]	[X]	[]
Ramon Veloz (Mayoral Designee)	[]	[]	[]	[]	[X]	[]

On motion by Commissioner Fiermonte, seconded by Commissioner Becker, the Board unanimously voted to close the meeting. Meeting adjourned at 8:25 pm.

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

/akl