



**PLANNING BOARD
CITY OF BAYONNE
MINUTES OF MEETING
JUNE 14, 2022**

A regular meeting of the City of Bayonne Planning Board was held on Tuesday, June 14, 2022 in the Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey.

Vice-Chairperson Valado called the meeting to order at 6:04 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 Vice-Chairperson Valado, Commissioners Nadrowski, Becker, Quintela, Beiro, Maiorano and Lack. Mayor Davis, Chairperson Fiermonte and Commissioner Veloz were not present.

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

Adoption of Minutes

Commissioner Becker made a motion to adopt the minutes of the regular meeting held on May 10, 2022 and Commissioner Maiorano seconded the motion. A unanimous vote of eligible members followed.

Communications:

- Letter from Lisa John-Basta, Esq. dated June 2, 2022 requesting the application P-21-027 ATLANTIC CEMENT REALTY, LLC – Site: City Block 481, Lots 5.02 and 5.04 be carried to the August 9, 2022 meeting without any further notice on the part of the applicant
- Commissioner Becker made the motion to grant the Administrative Approval and Commissioner Maiorano seconded the motion. A unanimous vote followed.

- Letter from Michael Miceli, Esq. dated July 12, 2022 requesting the matter for Application P-21-019 AMS EQUITIES, LLC, Site: 154 Avenue E, 140 Avenue E, 132 Avenue E; Block 458, Lots 1.02 and 1.03; Block 467, Lot 23; Block 234, Lot 8.01 be carried to the July 12, 2022 regular meeting with no further notice on the part of the applicant
 - Commissioner Fiermonte made the motion to grant the one-year extension through April 21, 2023 and Commissioner Nadrowski seconded the motion. A unanimous vote of eligible Commissioners followed.

Public Hearing (Item VI):

P-22-006 – Presentation of a Non-condemnation Area in Need of Redevelopment Study for property identified as 69-73 LeFante Way; Block 412, Lot 3 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 Seahorse 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.

Board Questions:

There were no questions from the Board

Audience Questions:

There were no questions from the audience.

Audience Comments:

There were no comments or statements from the audience.

Motion:

Commissioner Becker made a motion to forward the Board's recommendation to the Municipal Council and Commissioner Nadrowski seconded the motion.

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]	[]

Public Hearing (Item VI):

P-22-015 – AMENDMENT TO THE 8TH STREET REHABILITATION PLAN for

Bayonne Housing Authority – Oak Street Project; Site: Block 471, Lots 1, 2, 3, 4, 5, 6 and 7

Presentation by Suzanne Mack, City Planner. Ms. Mack gave a presentation and summary of the amendment to the Rehabilitation Plan. She summarized the redevelopment area, redevelopment components, goals and objectives, Land Development Regulations, use, bulk and other regulations of the plan.

Board Questions:

Secretary Nadrowski questioned Ms. Mack.

Audience Questions:

There were no questions from the audience.

Audience Comments:

There were no comments or statements from the audience.

Motion:

Commissioner Nadrowski made a motion to approve the amendment to the 8th Street Rehabilitation Plan as is and Commissioner Becker seconded the motion

The following vote to approve the application was taken at the hearing on May 23, 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-22-005 – CENTRE STREET REDEVELOPER, LLC – Site: Block 600, Lot 1: Block 630, Lot 1**
 - Commissioner Becker made a motion to approve the resolution and Commissioner Nadrowski seconded the motion.

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

- **P-22-006 – AREA IN NEED OF REDEVELOPMENT for Site: 69-73 LeFante Way; Block 412, Lot 3**

- Chairperson Becker 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 June 14, 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]	[]

- **P-22-015 – AMENDMENT TO THE 8TH STREET REHABILITATION PLAN for Bayonne Housing Authority – Oak Street Project; Site: Block 471, Lots 1, 2, 3, 4, 5, 6 and 7**

- Chairperson Valado made a motion to approve the resolution and Commissioner Nadrowski seconded the motion to approve the amendment to the plan as presented.

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

Secretary Nadrowski addressed the public and Board to announce that this would be her last meeting. She advised that the Board has done approved some really great projects and bid everyone a fond farewell.

On motion by Commissioner Nadrowski, seconded by Commissioner Maiorano, the Board unanimously voted to close the meeting. Meeting adjourned at 6:58 pm.

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

/akl