



SPECIAL PLANNING BOARD
CITY OF BAYONNE
MINUTES OF MEETING
JUNE 29, 2022

A special in-person meeting of the City of Bayonne Planning Board was held on Wednesday, June 29, 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.

Secretary Nadrowski called the roll. Present at the time of roll call were Vice-Chairperson Valado, Commissioners Becker, Beiro, Veloz, Maiorano and Lack. Mayor Davis, Chairperson Fiermonte and Commissioners Nadrowski and Quintela were not present.

Also present were Richard N. Campisano, Esq., Board Counsel, Malvika Apte, PP consulting City Planner, Andrew Raichle, PP City Engineer, 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 May 10, 2022 and Commissioner Becker seconded the motion. A unanimous vote of eligible members followed.

Public Hearing (Item VI):

P-22-016 – SOUTH COVE DEVELOPMENT IV, LLC and SOUTH COVE DEVELOPMENT, LLC – Site: 191 LeFante Way in City Block 412, Lots 2.01 and 2.03 *[The applicant is seeking amended preliminary and final site plan approval to prior application #P-21-003 to repurpose a portion of the second and third floors with new retail and commercial establishments; professional and medical offices; and customary accessory uses which are permitted uses under the Redevelopment Plan governing this property.]*

Donald Pepe, Esq., the attorney for applicant, gave a brief opening statement, offered his exhibits into evidence and then called his first witness to testify.

Witness #1:

Samuel Renauro, PE, was sworn in and accepted by the Board as an expert in his field. Mr. Renauro discussed the proposed amendment to this site to expand the former theater building on the second and third floor. He testified to the parking requirement and the shared parking provision. Mr. Renauro stated the proposed uses are permitted uses however one variance is requested for the loading zone. He stated that there is enough room to use the trash area as a loading zone. Mr. Pepe questioned Mr. Renauro if the applicant would be willing to provide four electric vehicle charging stations, to which Mr. Renauro advised that the plans could be revised.

Board questions:

Commissioners Veloz and Valado questioned Mr. Renauro. Mr. Raichle made a comment in regard to parking.

Audience questions:

There were no questions from the audience.

Witness #2:

Jose Santos, Architect, was sworn in and accepted by the Board as an expert in his field. He discussed the layout of the floor plans and the height at fifty-seven feet and four inches. Mr. Santos testified to the aesthetics and advised signage is not being presented at this time.

Board Questions:

Mr. Raichle made a comment.

Audience Questions:

There were no questions from the audience.

Audience Comments:

There were no comments or statements from the audience.

Witness #3:

Matthew Flinn, PP, was sworn in and accepted by the Board as an expert in his field. He discussed the third loading zone and that the purposes of zoning are furthered by this application.

Board Questions:

There were no questions from the Board.

Audience Questions:

There were no questions from the audience.

Final Comments/Statements:

There were no comments or statements from the audience. Chairperson Fiermonte made a comment. Mr. Pepe provided his closing statement and requested the Board vote favorably upon this application.

Motion:

Commissioner Valado made a motion to approve the application and Commissioner Veloz seconded the motion

The following vote to approve the application was taken at the hearing on June 29, 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]	[]	[]	[]	[]	[]

On motion by Commissioner Valado, seconded by Commissioner Fiermonte, the Board unanimously voted to close the meeting. Meeting adjourned at 6:33 pm.

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

/akl