



**PLANNING BOARD
CITY OF BAYONNE
MINUTES OF MEETING
JULY 12, 2022**

A regular meeting of the City of Bayonne Planning Board was held on Tuesday, July 12, 2022 in the Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey.

Chairperson Fiermonte called the meeting to order at 6:02 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 Valado, Veloz, Maiorano, and Ahmad. Mayor Davis, Commissioners Becker, Beiro, Booker, and Quintela were not present.

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

Chairperson Fiermonte requested that the appointment of Board Secretary be carried to the next meeting due to the attendance at the meeting this evening.

Adoption of Minutes

Commissioner Valado made a motion to adopt the minutes of the special meeting held on June 19, 2022 and Chairperson Fiermonte seconded the motion. A unanimous vote of eligible members followed.

Communications:

- Municipal Council resolution authorizing and directing the Planning Board to conduct a preliminary investigation to determine whether a portion of a certain property located at 250 East 22nd Street, which property is identified as Block 419, Lot 1 within the City constitutes a non-condemnation area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (*P-22-017*)
- Municipal Council resolution authorizing and directing the Planning Board to re-open and consider amendments to the Redevelopment Plan for property identified as City Block 482, Lots 10 and 11, dated March 29, 2016 (a/k/a THE BAYONNE ENERGY CENTER HOOK ROAD REDEVELOPMENT PLAN) (*P-16-008*)
- Municipal Council Resolution designating property located at 196A Avenue E, 196-198 Avenue E and 200 Avenue E in City Block 458, Lots 7, 8 and 9 respectively, as a non-condemnation area pursuant to the LRHL N.J.S.A. 40A:12A-1 et seq., authorizing and directing the Planning Board of the City of Bayonne to prepare a Redevelopment Plan (*P-19-037*)
- Municipal Council resolution authorizing and directing the Planning Board to re-open and consider amendments to the Redevelopment Plan for property located at 219 West 5th Street identified as City Block 301.01, Lots 1 and 6, dated August 3, 2020 (former Nacirema) (*P-19-040*)
- Letter from Michael Miceli, Esq. dated July 12, 2022, requesting Application P-21-019 – AMS Equities, LLC be carried to the meeting to be held on August 9, 2022 at 6:00 pm in Bayonne City Hall, 630 Avenue C without further notice required on the part of the applicant
 - Chairperson Fiermonte made the motion to carry the above application without further notice on the Administrative Approval and Commissioner Valado seconded the motion. A unanimous vote followed.
- Letter from Nicole N. Magdziak, Esq. dated July 11, 2022, requesting Application P-21-023 – Woodmont Bayonne Phase 2 Urban Renewal, LLC be carried to the meeting to be held on August 9, 2022 at 6:00 pm in Bayonne City Hall, 630 Avenue C without further notice required of the part of the applicant
 - Commissioner Valado made the motion to carry the above application to the August 9, 2022 meeting without further notice on the part of the applicant and Chairperson Fiermonte seconded the motion. A unanimous vote followed.

Adoption of Resolutions:

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

The following vote to approve the resolution was taken at the hearing on July 12, 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]	[]	[]	[]	[X]
Loyad Booker, Jr.	[]	[]	[]	[]	[X]
Michael Quintela	[]	[]	[]	[]	[X]
Thomas Maiorano	[X]	[]	[]	[]	[]
George Becker	[]	[]	[]	[]	[X]
Jack Beiro	[]	[]	[]	[]	[X]
Ahmed Lack	[X]	[]	[]	[]	[]
James Davis, Mayor	[]	[]	[]	[]	[X]
Ramon Veloz	[X]	[]	[]	[]	[]
(Mayoral Designee)					

On motion by Commissioner Valado, seconded by Commissioner Veloz, the Board unanimously voted to close the meeting. Meeting adjourned at 6:11 pm.

/akl