



**PLANNING BOARD
CITY OF BAYONNE
MINUTES OF MEETING
AUGUST 22, 2022**

A regular in-person meeting of the City of Bayonne Planning Board was held on Tuesday, August 22, 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 Vice-chairperson Valado, Commissioners Veloz, Quintela, Beiro, Booker and Lack. Mayor Davis, Chairperson Fiermonte, Commissioners Maiorano and Becker were not present.

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

Adoption of Minutes

Commissioner Lack made a motion to adopt the minutes of the regular meeting held on August 9, 2022 and Commissioner Veloz seconded the motion. A unanimous vote of eligible members followed.

Public Hearing (Item VI):

P-22-010 Prologis, LP – Site: 148 East 5th Street in City Block 359, Lot 7 *[The applicant is seeking preliminary and final major site plan approval for warehouse facility improvements.]*

Chris J. Murphy, Esq., the attorney for applicant, gave a brief opening statement for the property located in the I-H District, offered his exhibits into evidence and called his first witness.

Witness #1:

Josh Wirry, Engineer, was sworn in and accepted by the Board as an expert in his field. Mr. Wirry described the site and proposed project. He testified that the property is fully developed and further explained the existing conditions as well as the proposed project. Mr. Wirry explained that the applicant will demolish a portion of the existing building in order to accommodate more parking for the site. He advised the loading spaces will be revised to accommodate the proper length as indicated in the City's professionals report. Mr. Wirry spoke to the stormwater management plan, the lighting plan and fencing around the perimeter of the property. He advised that a tenant is not yet secured for this warehouse. There is no signage proposed at this time and street trees are not recommended by the LSRP, therefore, a contribution will be made to the street tree fund.

Board questions:

Commissioner Veloz questioned Mr. Wirry. Ms. Apte questioned Mr. Wirry.

Audience questions:

There were no questions from the audience.

Witness #2:

Edward Neighbour, a licensed Architect in the State of New Jersey, was sworn in and testified to the architectural elements of the project. Building #2 (at the back of the site) is a warehouse and office, a pre-engineered steel building that was designed on site with the mechanicals suspended within the building.

Board Questions:

Ms. Apte questioned Mr. Neighbour.

Audience Questions:

There were no questions from the audience.

Witness #3:

Paul Ricci, PP, a professional Planner licensed in the State of New Jersey, was sworn in and testified to the warehouse being a permitted use in the zone. He explained the three variances: rear yard setback, side yard setback and lot coverage are being requested in this application since this application is unique and exceptional. Mr. Ricci testified that there would be no substantial detriment to the community.

Board Questions:

Ms. Apte questioned Mr. Ricci.

Audience Questions:

There were no questions from the audience.

Closing Remarks:

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

Motion:

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

The following vote to approve the application was taken at the hearing on August 9, 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]	[]	[]	[]	[]
Loyad Booker	[X]	[]	[]	[]	[]
Michael Quintela	[X]	[]	[]	[]	[]
George Becker	[]	[]	[]	[]	[X]
Ahmed Lack	[X]	[]	[]	[]	[]
Jack Beiro	[X]	[]	[]	[]	[]
James Davis, Mayor	[]	[]	[]	[]	[X]
Ramon Veloz (Mayoral Designee)	[X]	[]	[]	[]	[]

*****A short break was taken at 6:38 and then the meeting reconvened at 6:43. Board Counsel, Richard Campisano, Esq. called the roll.***

Public Hearing (Item VII):

P-21-023 – WOODMONT BAYONNE PHASE 2 URBAN RENEWAL, LLC – Site: West 52nd Street in City Block 37, Lot 1 *[The applicant proposes to construct a four-story, 85-unit apartment community with on-site parking at the former Bayer site.]*

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

Witness #1:

Stephen Santola, Executive President and General Counsel of Woodmont Properties, gave an overview of the phasing of this project. He explained the former Hi-Hat site is 3.7 acres and a remediation site within the Scattered Site Redevelopment Area. He advised that this site is being designed as an independent building; however, each tenant will be able to use the amenities with the first building. It will be able to operate with its own amenities if the ownership should sell either one of the buildings. Mr. Santola discussed the lighting, parking plans and the trash collection that would be performed by a private trash collection company.

Board questions:

Mr. Russo questioned Mr. Santola

Audience questions:

There were no questions from the audience.

Witness #2:

Calisto Bertin, a Civil Engineer licensed in the State of New Jersey, was sworn in and testified to the existing site and the proposed project at the waterfront development site. He testified to the elevations, grading, contamination and cap of the site, wetlands, drainage/detention system and the walkway to the park. The parcel is L-shaped and a four-story (forty-seven feet high), ninety-five-unit residential building is proposed and the bulk requirements comply with the Redevelopment Plan. Mr. Bertin explained there are 138 parking spaces with two driveways when only 99 spaces are required. He stated electric charging spaces will be provided and milling/paving will be part of this application as well. He testified that there are thirty-one one-bedroom units and fifty-four two-bedroom units. Mr. Bertin discussed the circulation pattern and that a loading zone should not be required for this residential site. Mr. Bertin stated that the applicant has already received approval from the Department of Environmental Protection. He advised that the landscaping and lighting plans match that of the first building. The dog run, patio, public park walkway and outdoor bike rack were discussed. Snow removal will be hauled away during a blizzard.

Board Questions:

Commissioners Veloz, Booker and Beiro questioned Mr. Bertin. Mr. Russo and Ms. Apte questioned Mr. Bertin.

Audience Questions:

Joseph Kaus questioned Mr. Bertin.

Witness #3:

Stephen Tietke, an Architect licensed in the State of New Jersey, was sworn in and testified to the design of the improvements for the project. He discussed the unit layouts, balconies, private parking garages, amenities and floor plans of the proposal.

Board Questions:

Ms. Apte and Mr. Russo questioned Mr. Tietke.

Audience Questions:

There were no questions from the audience.

Closing Remarks:

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

Comments from the Public:

There were no comments from the audience.

Closed Caucus:

Vice-chairperson Valado advised she would be voting in favor of this application.

Motion:

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

The following vote to approve the application was taken at the hearing on August 22, 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]	[]	[]	[]	[]
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 Beiro, seconded by Commissioner Booker, the Board unanimously voted to close the meeting. Meeting adjourned at 7:51 pm.

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

/akl