



**PLANNING BOARD  
CITY OF BAYONNE  
MINUTES OF MEETING  
SEPTEMBER 13, 2022**

A regular meeting of the City of Bayonne Planning Board was held on Tuesday, September 13, 2022 in the Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey.

Chairperson Fiermonte called the meeting to order at 6:00 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, Booker, Veloz, Quintela and Lack. Mayor Davis and Commissioner Valado, Maiorano and Beiro were not present.

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

**Adoption of Minutes**

Commissioner Booker made a motion to adopt the minutes of the special meeting held on August 22, 2022 and Commissioner Veloz seconded the motion. A unanimous vote of eligible members followed.

**Communications:**

- Letter dated August 24, 2022 from Francis X. Regan, Esq, attorney for BCP, LLC requesting a one-year extension to begin construction on the project to be located at 2<sup>nd</sup> Street and Right-of-way off of Avenue A (P-20-022)

- Chairperson Fiermonte made the motion to grant a one-year extension and Commissioner Veloz seconded the motion. A unanimous vote followed.
- Letter dated August 24, 2022 from Francis X. Regan, Esq, attorney for BCP, LLC requesting a one-year extension to begin construction on the project to be located at 796 and 798-804 Avenue E; Block 393, Lots 19 and 20 (P-20-023)
  - Chairperson Fiermonte made the motion to grant a one-year extension and Commissioner Lack seconded the motion. A unanimous vote followed.
- Letter dated September 1, 2022 from Michael Miceli, Esq, attorney for DaNoi Residence Urban Renewal, LLC - 796 and 798-804 Avenue E; Block 393, Lots 19 and 20 requesting the matter be carried to the next regular scheduled meeting of October 11, 2022 (P-20-023)
  - Chairperson Fiermonte made the motion to carry the matter to October 11, 2022 and Commissioner Veloz seconded the motion. A unanimous vote followed.

**Adoption of Resolutions:**

- **P-21-027 – ATLANTIC CEMENT REALTY, LLC – Site: Block 481, Lots 5.02 and 5**
  - Chairperson Fiermonte made a motion to approve the resolution and Commissioner Lack seconded the motion.

**The following vote to approve the application was taken at the hearing on September 13, 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          | [X]        | [ ]        | [ ]            | [ ]           | [ ]           |
| (Mayoral Designee)   |            |            |                |               |               |

- **P-22-019 – AMS EQUITIES, LLC – Site: 132, 140, 154, 157-163 Avenue E in City Block 458, Lots 1.02, 1.03; Block 467, Lot 23; Block 234, Lot 8.01**
  - Commissioner Booker made a motion to approve the resolution and Chairperson Fiermonte seconded the motion.

**The following vote to approve the application was taken at the hearing on September 13, 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<br>(Mayoral Designee) | [X]        | [ ]        | [ ]            | [ ]           | [ ]           |

- **P-22-010 – PROLOGIS, LP – Site: 148 East 5<sup>th</sup> Street; Block 359, Lot 7**
  - Commissioner Booker made a motion to approve the resolution and Chairperson Fiermonte seconded the motion.

**The following vote to approve the application was taken at the hearing on September 13, 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<br>(Mayoral Designee) | [X]        | [ ]        | [ ]            | [ ]           | [ ]           |

- **P-21-023 – WOODMONT BAYONNE PHASE 2 URBAN RENEWAL, LLC – West 52<sup>nd</sup> Street in City Block 37, Lot 1**

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

**The following vote to approve the resolution was taken at the hearing on September 13, 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<br>(Mayoral Designee) | [X]        | [ ]        | [ ]            | [ ]           | [ ]           |

- **P-22-022 - BCP, LLC – Site: 2<sup>nd</sup> Street and Right-of-way off of Avenue A**

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

**The following vote to approve the application was taken at the hearing on September 13, 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<br>(Mayoral Designee) | [X]        | [ ]        | [ ]            | [ ]           | [ ]           |

- **P-20-023 – BCP, LLC – Site 796 and 798-804 Avenue E; Block 393, Lots 19 and 20–**

- Commissioner Veloz 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 September 13, 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<br>(Mayoral Designee) | [X]        | [ ]        | [ ]            | [ ]           | [ ]           |

On motion by Commissioner Booker, seconded by Chairperson Fiermonte, the Board unanimously voted to close the meeting. Meeting adjourned at 6:10 pm.

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

/akl