



**PLANNING BOARD
CITY OF BAYONNE
MINUTES OF MEETING
OCTOBER 11, 2022**

A regular meeting of the City of Bayonne Planning Board was held on Tuesday, October 11, 2022 in the Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey.

Chairperson Fiermonte called the meeting to order at 6:07 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, Maiorano, Booker, Beiro and Lach. Mayor Davis, Commissioners Valado, Veloz and Quintela were not present.

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

Adoption of Minutes

Commissioner Booker made a motion to adopt the minutes of the regular meeting held on September 13, 2021 and Commissioner Becker seconded the motion. A unanimous vote of eligible members followed.

Public Hearing (Item VI):

P-22-008 – DANOI RESIDENCE URBAN RENEWAL, LLC – Site: 1099-1105 AVENUE C and 66-68 WEST 54th STREET; Block 34, Lots 26, 27, 28, 29 and 30 *[The applicant is proposing a mixed-use (multi-family residential and neighborhood commercial) building with 47 residential units, approximately 1,695 square feet of neighborhood commercial uses and various amenities.]*

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

Witness #1:

Hawk Arusamyan, Architect, was sworn in and accepted by the Board as an expert in his field. Mr. Arusamyan oriented the Board to the area of the DaNoi Restaurant and discussed the project. He testified that the applicant proposes a six-story building which will have (47) forty-seven residential units, ground floor commercial space and associated parking. Mr. Arusamyan explained that there are two elevators proposed and all windows will have uniformity. He advised that the project would meet all the mandatory items in the Redevelopment Plan that supports this project. Mr. Arusamyan discussed security features, electronic vehicle parking spaces, the gable roof appearance, refuse area and the proposed façade.

Board questions:

Ms. Apte questioned Mr. Arusamyan.

Audience questions:

Mary Paljevso, 1097 Avenue C, questioned Mr. Arusamyan.

Witness #2:

Kenneth Sisk, Project Engineer, was sworn in and accepted as an expert in his field. He described the site and testified that the current five structures on the site would be demolished. Mr. Sisk discussed the site layout, parking, the ten-foot curb radii, the green roof, stormwater runoff and

the landscaping plan. Mr. Sisk explained how the mechanicals will be placed on the roof and screened. He testified that the proposal meets the requirements listed in the Redevelopment Plan.

Audience Questions:

Mike Morris questioned Mr. Sisk.

Witness #3:

Matthew Flynn, Professional Planner, was sworn in and accepted by the Board as an expert in his field. Mr. Flynn testified to the zoning analysis he prepared and explained that the Redevelopment plan supersedes the underlying zoning. He stated that the project meets all the requirements in the Redevelopment Plan and approval is warranted.

Board questions:

There were no questions from the Board.

Audience questions:

There were no questions from the audience.

Audience Statements:

Michael Morris, 123 Avenue C, stated that he believes this to be an excellent project. It is beautiful and will increase the values of surrounding properties for this neighborhood.

Closing Remarks:

Mr. Miceli gave his closing remarks stating that this project complies with the requirements of the Redevelopment Plan and asked that the Board vote favorably upon this application

Closed Caucus:

Chairperson Fiermonte thinks this is a beautiful project and a welcome addition to the area. She will be voting in favor of this application.

Motion:

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

The following vote to approve the application was taken at the hearing on October 11, 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]	[]
George Becker	[X]	[]	[]	[]	[]	[]
Loyad Booker, Jr.	[X]	[]	[]	[]	[]	[]
Michael Quintela	[]	[]	[]	[]	[X]	[]
Thomas Maiorano	[X]	[]	[]	[]	[]	[]
Jack Beiro	[X]	[]	[]	[]	[]	[]
Ahmed Lack	[X]	[]	[]	[]	[]	[]
James Davis, Mayor	[]	[]	[]	[]	[X]	[]
Ramon Veloz (Mayoral Designee)	[]	[]	[]	[]	[X]	[]

*****A short break was taken at 7:00 p.m. and the meeting resumed at 7:10 p.m.***

Commissioner Becker took a roll call.

Public Hearing (Item VII):

P-22-021 – DUKE REALTY BAYONNE DEVELOPMENT, LLC – Site: East 22nd Street and Hook Road; Block 466, Lot 1 and Block 465, Lot 9 *[The applicant is seeking preliminary and final major subdivision and variance approval to subdivide the property into two (2) new lots of approximately 39 acres (proposed Block 466.01, Lot 1) and approximately six (6) acres (proposed Block 466.02, Lot 2). Proposed Lot 1 will have frontage on East 22nd Street, Avenue I and Coleman Way (Avenue F). Proposed Lot 2 is triangular-shaped that is bounded by Proposed Lot 1 and rail lines. Bulk variances are sought for street frontage, lot frontage, lot depth, tank setback, side yard setback and four waivers are requested.]*

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

Witness #1:

Joseph Hanrahan, PE, Project Engineer, licensed in the state of New Jersey oriented the Commissioners and audience to the property. He testified that the property is currently operating as a tank facility (with 26 tanks), office building, administration building and above ground parking and has been in operation for decades. Mr. Hanrahan advised that this property abuts Conrail property. He described this site as the former Exxon refinery site and involves the Bayonne Pipeline easement. Mr. Hanrahan discussed the subdivision, the proposed project, the existing variances and those being created as a result of the subdivision moving the lot lines.

Board questions:

Ms. Raichle suggested a blanket easement for operation and possible emergencies.

Audience questions:

Mike Morris questioned Mr. Hanrahan.

Witness #2:

Matthew Flynn, PP, was sworn in and accepted as an expert in his field. He described the site and took the Board through his Zoning analysis. He discussed the present tank farm as a permitted conditional use in the I-H zone and testified to why the variances are required and justified. Mr. Flynn explained how the proposed subdivision will allow for future development on Lot 1 and will help open the road network.

Board Questions:

Mr. Raichle made a comment to Mr. Flynn.

Audience Questions:

Mike Morris questioned Mr. Flynn

Audience comments/statements:

There were no comments from the audience.

Closing Remarks:

Mr. Miceli gave his closing remarks and asked that the Board vote favorably upon this application

Closed Caucus:

Chairperson Fiermonte thinks this is a good project and will be voting in favor of this application.

Motion:

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

The following vote to approve the application was taken at the hearing on October 11, 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]	[]
George Becker	[X]	[]	[]	[]	[]	[]
Loyad Booker, Jr.	[X]	[]	[]	[]	[]	[]
Michael Quintela	[]	[]	[]	[]	[X]	[]
Thomas Maiorano	[X]	[]	[]	[]	[]	[]
Jack Beiro	[X]	[]	[]	[]	[]	[]
Ahmed Lack	[X]	[]	[]	[]	[]	[]
James Davis, Mayor	[]	[]	[]	[]	[X]	[]
Ramon Veloz	[]	[]	[]	[]	[X]	[]
(Mayoral Designee)						

Adoption of Resolutions:

- **P-22-019 – ANTHONY AND NADINE NOVELLO – Site: 25-29 Wesley Court; Block 117, Lots 1.01, 3 and 4**

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

**The following vote to approve the application was taken at the hearing on October 13, 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]	[]
George Becker	[X]	[]	[]	[]	[]	[]
Loyad Booker, Jr.	[X]	[]	[]	[]	[]	[]
Michael Quintela	[]	[]	[]	[]	[X]	[]
Thomas Maiorano	[X]	[]	[]	[]	[]	[]
Jack Beiro	[X]	[]	[]	[]	[]	[]
Ahmed Lack	[X]	[]	[]	[]	[]	[]
James Davis, Mayor	[]	[]	[]	[]	[X]	[]
Ramon Veloz	[]	[]	[]	[]	[X]	[]
(Mayoral Designee)						

On motion by Chairperson Fiermonte, seconded by Commissioner Booker, the Board unanimously voted to close the meeting. The meeting adjourned at 7:50 pm.

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

/akl