



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

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

Chairperson Fiermonte called the meeting to order at 6:13 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, Veloz, Quintela and Patel. Mayor Davis, Commissioners Nadrowski, Valado, and Youssef 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.

Board Reorganization:

- **Election of officers for 2023 (nominations and acceptances):**

The following Commissioners were nominated and accepted for calendar year 2023:

- **Karen Fiermonte – Chairperson**

Commissioner Maiorano made the motion for this nomination. Commissioner Booker seconded the motion and a unanimous vote followed.

- **Maria Valado - Vice-Chairperson**

Chairperson Fiermonte made the motion for this nomination. Commissioner Booker seconded the motion and a unanimous vote followed.

- **George Becker - Secretary**

Chairperson Fiermonte made the motion for this nomination. Chairperson Booker seconded the motion and a unanimous vote followed.

- **Appointment of Board Personnel:**

The following is a list of support personnel unanimously voted in by the Board:

- Richard N. Campisano, Esq., Board Attorney
- Suzanne Mack, P.P., City Planner
- Robert Russo, P.E., City Engineer
- Malvika Apte, consulting City Planner
- Alicia Losonczy, Board Administrator
- Susan Bischoff, C.S.R
- Andrew Raichle, PE, Special Project Engineer

Chairperson Fiermonte made the motion for this appointment. Commissioner Booker seconded the motion and a unanimous vote followed.

- **Adoption of 2023 Calendar:**

The Commissioners voted unanimously to adopt the following regular meeting dates for calendar year 2023:

January 10, 2023
February 14, 2023
March 14, 2023
April 11, 2023
May 9, 2023
June 13, 2023
July 11, 2023
August 8, 2023
September 12, 2023
October 10, 2023
November 6, 2023 (alternate date)
December 12, 2023

Chairperson Fiermonte made the motion to adopt the 2023 calendar of meeting dates. Chairperson Booker seconded the motion and a unanimous vote followed.

Communications:

- **P-22-002** - Letter from Andrew Raichle, PE, Matrix New World Engineering, Inc., and Suzanne Mack, City Planner dated December 2, 2022 providing Administrative Authorization for the interim/temporary use request determination, proposal to operate a temporary construction materials storage yard on the premises at portions of Harbor Station South Redevelopment District in City block 751, Lots 1.07 and 1.10 and portions of mapped rights-of-way
 - Commissioner Booker made the motion to grant the Administrative Approval and Chairperson Fiermonte seconded the motion. A unanimous vote followed.
- **P-18-011** - Letter from Andrew Raichle, PE, Matrix New World Engineering, Inc., dated November 7, 2022, providing Post-Resolution Compliance Submittal Approval for Architectural Garage Screening on property located in City Block 720, Lot 1 and Block 790, Lot 1
 - Commissioner Maiorano made the motion to grant the Administrative Approval and Chairperson Fiermonte seconded the motion. A unanimous vote followed.
- **P-20-019** – Correspondence from Michael Miceli, Esq. dated December 2, 2022 for the application named 17 AVENUE E URBAN RENEWAL, LLC, located at 9-15 Avenue E and 22 East 10th Street in City Block 278, Lots 2, 3 and 4 for a one-year extension for preliminary and final major site plan approval and bulk variance relief to allow the construction of a (6) six-story multifamily residential building with 70 residential units and 70 parking spaces through December 31, 2023
 - Commissioner Maiorano made the motion to grant the extension until December 31, 2023 and Commissioner Lach seconded the motion. A unanimous vote followed.

Commissioner Maria Valado joined the meeting at 6:38 pm.

Public Hearing (Item VII):

P-22-006 – Presentation of a Redevelopment Plan for property located at 69-73 LeFante

Way in City Block 412, Lot 3

City Planner Suzanne Mack, PP, AICP was sworn in to provide expert testimony as to the Redevelopment Plan. Ms. Mack testified that the Municipal Council authorized and directed the Planning Board to prepare a redevelopment plan. She described the former Seahorse property and testified as to the goals and objectives for the plan. She further discussed permitted uses and bulk requirements. Ms. Mack mentioned that Page 47 had an error and the parapet is to be removed.

Board questions:

There were no questions from the Board.

Resident questions:

Michael Ruscigno made a comment.

Motion:

Commissioner Fiermonte 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 December 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 (Mayoral Designee)	[]	[]	[]	[]	[X]	[]

Public Hearing (Item VIII):

P-22-026 BRIDGE POINT BAYONNE, LLC – Site: 63-67 New Hook Road; in City Block

416, Lot 3 *[The applicant is seeking preliminary and final major site plan approval and waiver to demolish the existing improvements and to construct a new one-story speculative industrial building for warehousing use.]*

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

Witness #1:

John Porcek, Vice-President of Bridge Point Bayonne, LLC, was sworn in and accepted by the Board as an expert to testify. He discussed the 17.5-acre site and the warehouse building with four offices to be located in each corner. Mr. Posada and Mr. Porcek entered two additional exhibits: A-29

Colorized Rendering and A-30 Colorized Site Plan. Mr. Porcek discussed the project and went into detail about parking, four curb cuts, good flow of traffic, dock doors, utilities, environmentally-friendly white TPO roof and the landscaping plan. He testified that the contamination will be cleaned up and mentioned some of their tenants in their other locations. Although a particular tenant is not known for this site at this time, they will probably be open six to seven days a week and require flexibility for their business to be successful.

Board questions:

Ms. Apte questioned Mr. Porcek.

Audience questions:

There were no questions from the audience.

Witness #2:

Antonia Laurean, an Architect licensed in the state of New Jersey, was sworn in and recognized as an expert witness. Mr. Posada and Ms. Laurean introduced three additional exhibits: A-31 Floor Plan, A-32 2-D Building Elevation and A-33 Corner Rendering. Ms. Laurean explained the project in detail including the four feature offices, fire safety materials to be used, proposed color patterns, the façade and the white TPO roofing. She discussed the green materials and aspects of this project. She stated that the HVAC equipment will be placed on top of the roof. Ms. Laurean stated that the project was designed to meet LEED standards.

Board Questions:

Ms. Apte and Ms. Mack questioned Ms. Laurean.

Audience Questions:

There were no questions from the audience.

Witness #3:

Craig Peregoy, Traffic Engineer, was sworn in and advised that he performed a traffic study looking at the traffic counts for this proposed warehouse. He explained the research counts, traffic volumes studies (both truck and car traffic), traffic generation for trucks and employees. He advised that no credit was provided for what is currently on the site, thereby, providing higher numbers to test the worst-case scenario. Mr. Peregoy explained that they could disburse the traffic out of the four curb cuts, thereby cutting down the impact and volume due to the design of the site creating the most efficiency. He explained that there are two waivers being requested: no truck traffic on new Hook Road and three driveways were permitted, however, four are being proposed for maximum efficiency. Mr. Peregoy discussed the parking requirement and the proposed parking. His testimony is that it is a good plan for a good project.

Board Questions:

Mr. Russo and Ms. Mack questioned Mr. Peregoy

Audience Questions:

There were no questions from the audience.

Witness #4:

John McDonough, Planner, was sworn in and recognized as an expert witness. He explained the project and how it aligns with the Rehabilitation Plan. Mr. Posada asked to enter Exhibit A-34 Planning Expert's Package and went through each page of this exhibit and discussed the development application. Mr. McDonough said this rectangular site has the golf course in the background and will be a positive integration for the area. He advised of the many benefits that project will bring to the area and how it complies with the Redevelopment Plan as well as the Master Plan.

Board Questions:

There were no questions from the Board.

Audience Questions:

There were no questions from the audience.

Closing Remarks:

Mr. Posada thanked the Board and requested the matter be carried until the January 10, 2022 meeting to be continued.

Motion:

Chairperson Fiermonte made a motion to carry the remainder of the application to the January 10, 2023 regular meeting and Commissioner Valado seconded the motion.

The following vote to carry the remainder of the application was taken at the hearing on December 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 (Mayoral Designee)	[]	[]	[]	[]	[X]	[]

Public Hearing (Item IX):

P-19-038 JOHN & MARYAN, LLC - Site: 126-128 West 54th Street in City Block 33, Lot

20 *[The applicant is seeking minor subdivision approval as well as preliminary and final major site plan approval with bulk variances to subdivide the lot into two nonconforming lots and to construct two new two-family homes at the site.]*

Nicholas Sherami, Esq., filling in for Stephen Joseph, Esq., the attorney for applicant, gave a brief opening statement explaining that this application was originally heard on September 14, 2021

and the applicant is returning this application to the Board accepting the suggestions that were discussed at that meeting. Mr. Sherami offered his exhibits into evidence and called his first witness.

Witness #1:

Edwardo Galarza, Architect, was sworn in and accepted by the Board as an expert in his field. Mr. Galarza testified to this project of a three-story dwelling where the first and second floor will be a duplex and the second unit will be located on the third floor. Mr. Galarza spoke about parking, the number of bedrooms and other details in regard to this proposal.

Board questions:

Commissioners Fiermonte questioned Mr. Galarza. Ms. Apte and Mr. Russo questioned Mr. Galarza.

Audience questions:

There were no questions from the audience.

Closing Remarks:

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

Closed Caucus:

Chairperson Fiermonte advised that she would vote in favor of this application.

Motion:

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

The following vote to approve the application was taken at the hearing on December 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 (Mayoral Designee)	[]	[]	[]	[]	[X]	[]

Public Hearing (Item IX):

P-19-039 – JOHN & MARYAN, LLC - Site: 90-92 West 45th Street; Block 84, Lot 41 *[The applicant is seeking minor subdivision and preliminary and final major site plan approval with bulk variances to allow the property to be subdivided into two nonconforming lots and the construction of two new two-family homes on each lot.]*

Nicholas Sherami, Esq., filling in for Stephen Joseph, Esq., the attorney for applicant, gave a brief opening statement, offered his exhibits into evidence and called his first witness.

Witness #1:

Edwardo Galarza, Architect, was sworn in and accepted by the Board as an expert in his field. Mr. Galarza testified that the applicant proposes a three-story, two-unit dwelling where the first and second floor will be a duplex and the second unit will be located on the third floor. Mr. Galarza spoke about parking, the number of bedrooms and other details in regard to this proposal including that the second floor has access to the garage.

Board questions:

There were no questions from the Board.

Audience questions:

Ms. Apte and Mr. Russo questioned Mr. Galarza.

Closing Remarks:

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

Closed Caucus:

Chairperson Fiermonte advised that she would vote in favor of this application.

Motion:

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

The following vote to approve the application was taken at the hearing on December 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)						

Adoption of Resolutions:

• **P-22-002 – Administrative Authorization – Site: 751, Lots 1.07 and 1.10**

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

The following vote to approve the application was taken at the hearing on December 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)						

• **P-18-011 – Administrative Authorization – Site: 720, Lot 1 and Block 790, Lot 11.10**

- 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 December 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)						

- **P-20-019 – 17 AVENUE E URBAN RENEWAL, LLC – Site: 9-15 Avenue E and 22 East 10th Street; Block 278, Lots 2, 3 and 4**

- Commissioner Valado 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 December 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 (Mayoral Designee)	[]	[]	[]	[]	[X]	[]

- **P-22-006 – Redevelopment Plan - Site: 69-73 LeFante Lower Hook Road in City Block 412, Lot 3**

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

The following vote to approve the application was taken at the hearing on December 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 (Mayoral Designee)	[]	[]	[]	[]	[X]	[]

- **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**
 - 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 December 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]	[]	[]	[]	[]	[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)						

- **P-22-021 – DUKE REALTY BAYONNE DEVELOPMENT, LLC - Site: East 22nd Street and Hook Road; Block 466, Lot 1; Block 465, Lot 9**
 - Commissioner Valado 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 December 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]	[]	[]	[]	[]	[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 Commissioner Valado, seconded by Chairperson Fiermonte, the Board unanimously voted to close the meeting. Meeting adjourned at 8:25 pm.

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

/akl