



**PLANNING BOARD
CITY OF BAYONNE
MINUTES OF MEETING
FEBRUARY 14, 2023**

A regular meeting of the City of Bayonne Planning Board was held on Tuesday, February 14, 2023 in the Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey.

Chairperson Fiermonte called the meeting to order at 6:12 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.

Secretary Becker called the roll. Present at the time of roll call were Chairperson Fiermonte, Secretary Becker, Commissioners Valado, Booker, Maiorano, Beiro and Lach. Mayor Davis, Commissioners Quintela and Veloz were not present.

Also present were Richard N. Campisano, Esq., Board Counsel, James Clavelli, AICP, PIT consulting City Planner, 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 meetings held on October 11, 2022, December 13, 2022 and January 10, 2023. Chairperson Fiermonte seconded the motion. A unanimous vote of eligible members followed.

Communications:

- **P-22-018** – Letter from Donald Pepe, Esq. for **OM GANESH, LLC** – **Site: Chosin Few Way; Block 751, Lot 1.15** advising this matter will be rescheduled for a Special Meeting to be held on Wednesday, February 22, 2023, in order for the applicant to perfect proper notice

- Letter dated January 19, 2023 from Emad S. Lawandi, Esq., for P-18-023 – 673-675 Avenue E, LLC Site: 673-675 Avenue E; Block 94, Lot 18, where the applicant is requesting an extension until September 11, 2023 **(P-18-023)**
 - Commissioner Valado made the motion to allow the extension until September 11, 2023 and Chairperson Fiermonte seconded the motion. A unanimous vote followed.

Public Hearing (Item VI):

P-22-017 – Presentation of a Non-condemnation Area in Need of Redevelopment Study for property located at 250 East 22nd Street in City Block 419, Lot 1 to develop a map reflecting the boundaries of the proposed non-condemnation redevelopment area and to determine whether said property constitutes a non-condemnation area in need of redevelopment, pursuant to the LRHL, N.J.S.A. 40A:12A-1 et seq. (*Bayonne Energy Center III*)

City Planner Suzanne Mack, PP, AICP was sworn in to provide expert testimony as to the Area in Need of Redevelopment Study. Ms. Mack testified that the Municipal Council authorized and directed the Planning Board to prepare the study for this site of 1.4 acres. She described the property and the study is necessary in order to place large batteries for energy storage.

Board questions:

There were no questions from the Board.

Resident questions:

There were no questions from the general public.

Statements:

There were no statements from the audience.

Commissioner Valado made a motion to forward the Board's recommendation on the adoption of the Area in Need of Redevelopment Study and Chairperson Fiermonte seconded the motion. A unanimous vote followed.

The following vote to approve the Area in Need of Redevelopment Study was taken at the hearing on February 14, 2023:

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)						

Public Hearing (Item VII):

P-17-034 – Presentation of an Amended and Restated Redevelopment Plan to the 69-71

New Hook Road Redevelopment Plan for property identified as 69-71 New Hook Road in City

Block 416, Lots 1 and 2 as shown on the official Tax Map of the City of Bayonne pursuant to the

Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 Et. Seq.

City Planner Suzanne Mack, PP, AICP was sworn in to provide expert testimony as to the Amended and Restated Redevelopment Plan. Ms. Mack testified that the Municipal Council authorized and directed the Planning Board to prepare the amended and restated plan in order to include cold storage as a permitted use on page 6 of the plan.

Board questions:

There were no questions from the Board.

Resident questions:

There were no questions from the general public.

Vice-Chairperson Valado made a motion to forward the Board's recommendation on the adoption of the Amended and Restate Redevelopment Plan and Chairperson Fiermonte seconded the motion. A unanimous vote followed.

The following vote to approve the application was taken at the hearing on February 14, 2023:

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-22-027 – 1888 STUDIOS, LLC - Site: Block 332, Lot 3; Block 360, Lot 2; Block 390, Lots 1 and 2; Block 391, Lot 1**
 - Chairperson Fiermonte made a motion to approve the resolution and Commissioner Maiorano seconded the motion.

The following vote to approve the application was taken at the hearing on February 14, 2023:

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-22-017 – AINOR for 250 East 22nd Street – Site: Block 419, Lot 1 (Bayonne Energy Center III)**

- 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 February 14, 2023:

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-17-034 – Amendment to the Redevelopment Plan – Site: Block 416, Lots 1 and 2**

- Commissioner Maiorano 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 February 14, 2023:

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-18-023 – Extension for 673-675 Avenue E, LLC – Site: Block 94, Lot 18**

- 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 February 14, 2023:

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]	[]

On motion by Commissioner Valado, seconded by Commissioner Booker, the Board unanimously voted to close the meeting. The meeting adjourned at 6:45 pm.

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

/akl