



**PLANNING BOARD  
CITY OF BAYONNE  
MINUTES OF SPECIAL MEETING  
FEBRUARY 22, 2023**

A regular meeting of the City of Bayonne Planning Board was held on Tuesday, February 22, 2023 in the Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey.

Chairperson Fiermonte called the meeting to order at 6:14 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.

Commissioner Booker made a motion and Commissioner Veloz made the second to have Commissioner Thomas Maiorano act as Chair-pro-tem for the special meeting.

Richard Campisano, Esq. called the roll. Present at the time of roll call were Chair-pro-tem Maiorano, Commissioners Booker, Veloz, Beiro and Lach. Mayor Davis, Chairperson Fiermonte, Commissioners Valado, Becker and Quintela were not present.

Also present were Richard N. Campisano, Esq., Board Counsel, City Engineer, James Clavelli, AICP, PP consulting City Planner, Andrew Raichle, 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 February 14, 2023 and Commissioner Beiro seconded the motion. A unanimous vote of eligible members followed.

**Public Hearing (Item VI):**

**P-22-018 OM GANESH, LLC – Site: Chosin Few Way; Block 751, Lot 1.15** *[The applicant is seeking preliminary and final major site plan approval for Phase I of the overall development of Lot 1.15; construction of a single 26-story tower with 281 residential units and a six-story structured parking facility for 565 spaces. Although not consistent with the approved GDP, the present application will be accompanied by a new GDP relating exclusively to Block 1.15, 1.11 and 1.14.]*

Donald Pepe, Esq., the attorney for applicant, gave his opening statement, offered his exhibits into evidence and called his first witness.

**Witness #1:**

Ahmed Emara, an Architect licensed in the state of New Jersey, was sworn in and accepted by the Board as an expert in his field. He explained the location of this project and that there is a fire department on the property just to the East along with a Costco across the street. Mr. Emara testified to the land being a 3.57-acre plot of land, however, only 1.2 acres is being developed at this time.

**Board questions:**

Commissioner Veloz and Chair-pro-tem Maiorano questioned Mr. Emara. Mr. Raichle and Mr. Clavelli questioned Mr. Emara.

**Audience questions:**

There were no questions from the audience.

**Witness #2:**

Mark Vizzini, an Architect licensed in the state of New Jersey, was sworn in and accepted by the Board as an expert in his field. Mr. Vizzini explained the Transco gas-line easement and explained

that the existing lights intervene with tree requirements. He testified to the landscape and streetscape plan.

**Board questions:**

There were no questions from the Board.

**Audience questions:**

There were no questions from the audience.

**Witness #3:**

Ms. Gabrielle Gornelli, a Professional Civil Engineer currently licensed in the state of New Jersey, was sworn in and accepted by the Board as an expert in her field. Ms. Gornelli testified to the grading and drainage plan, utility plan and details of the public plaza. She advised that lawns will be seeded for the areas not being developed at this time.

**Board questions:**

Mr. Raichle questioned Mr. Gornelli.

**Audience questions:**

There were no questions from the audience.

***\*A short break was taken at 7:54 and the meeting reconvened at 8:08 pm. A roll call was taken by Mr. Campisano.***

**Witness #4:**

Charles Heydt, a Professional Planner licensed in the State of New Jersey, was sworn in and accepted by the Board as an expert in his field. Mr. Heydt testified to how the project complies to the redevelopment plan and the relief being requested for the design waivers being requested. He discussed the variance for number of stories and described the justification for the request with the height being ten feet below the permitted height. Mr. Heydt explained how the positive criteria outweigh the negative and how the goals and objectives of the Master Plan are met with this proposal.

**Board questions:**

Commissioner Veloz and Mr. Clavelli questioned Mr. Heydt. Ms. Mack made comment.

**Audience questions:**

There were no questions from the audience.

**Comments/Statements:**

Matthew Posada, Esq., representing Gauri Shankar Flagship, LLC, requested that it be noted for the record that his client be included in any future conversations that may affect his client's projects. Mitesh Patel made comment in favor of this development. Julian Nakar testified that he lives at Bay 151 and supports this amazing application.

**Closing Remarks:**

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

**Closed Caucus:**

Chair-pro-tem Maiorano feels this is a good project and will be voting in favor.

**Motion:**

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

**The following vote to approve the application was taken at the hearing on February 22, 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<br>(Mayoral Designee) | [X]        | [ ]        | [ ]            | [ ]           | [ ]           | [ ]               |

On motion by Chair-pro-tem Maiorano, seconded by Commissioner Booker, the Board unanimously voted to close the meeting. The meeting adjourned at 8:30 pm.

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

/akl