



**PLANNING BOARD
CITY OF BAYONNE
MINUTES OF MEETING
MAY 9, 2023**

A regular meeting of the City of Bayonne Planning Board was held on Tuesday, May 9, 2023 in the Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey.

Chairperson Fiermonte called the meeting to order at 6:11 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.

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

Also present were Richard N. Campisano, Esq., Board Counsel, Robert J. Russo, City Engineer, Brian Slaugh, PP, AICP consulting City Planner, Andrew Raichle, PE consulting City Engineer, Suzanne Mack, PP, AICP City Planner, and Alicia Losonczy, Planning/Zoning Board of Adjustment Administrator.

Public Hearing (Item VI):

P-22-034 – Presentation of a Non-condemnation Area in Need of Redevelopment Study for property located at Block 332, Lots 1, 6 and 7; Block 333.01, Lot 7; Block 373, Lots 1, 2, 13 and 14 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. (*White Glove/Avenue A*)

Mr. Campisano advised that this matter would be carried to the July 11, 2023 meeting without the necessity of any further notice requirement. Chairperson Fiermonte made a motion to carry the matter to the July 11, 2023 meeting with not further notice required and Commissioner Booker seconded the motion. A unanimous vote followed.

Public Hearing (Item VII):

P-22-017 – Presentation of a Redevelopment Plan for property located at 250 East 22nd Street in City Block 419, Lot 1 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. (*BEC III*)

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 the redevelopment plan and discussed it in detail.

Board questions:

There were no questions from the Board.

Resident questions:

There were no questions from the general public.

Commissioner Maiorano made a motion to forward the Board's recommendation on the adoption of the Redevelopment Plan and Chairperson Fiermonte seconded the motion. A unanimous vote followed.

The following vote to approve this Redevelopment Plan was taken at the hearing on May 9, 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 VIII):

P-23-006 – Presentation of a Non-condemnation Area in Need of Redevelopment Study for property located at 431-437 Broadway, 11-13 West 19th Street, 10-12 West 20th Street in City Block 220, Lots 18, 23, 24, 25 and 26 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 Go-Cart/Retro Fitness*)

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. She described the property and the study in detail.

Board questions:

There were no questions from the Board.

Resident questions:

Questions were posed to Ms. Mack by Peter Franco, Vincent Fedor, Praveen Sharma (owner of Jackson Hewitt).

Statements:

There were no statements from the audience.

Chairperson Fiermonte opined that this is an area that required revitalization and will be voting in favor of this application.

Commissioner Maiorano 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 May 9, 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)						

****A short break was taken at 7:14 and the meeting reconvened at 7:21 pm. A roll call was taken by Commissioner Maiorano.***

Public Hearing (Item IX):

P-22-033 – BAYONNE LUXURY WATERWALK, LLC – Site: 219 West 5th Street in City Block 301.01, Lots 1 and 6 *[The applicant is seeking final major site plan approval to construct a six-story building (with a mezzanine floor) multi-family improvement consisting of 180 units, amenities, parking and a waterfront walkway.]*

Matthew Posada, Esq., attorney for applicant, gave his opening statement explaining that it has been one year since the original application was presented, offered his exhibits into evidence and called his first witness.

Witness #1:

Keith Cayhill, Professional Engineer, an Engineer licensed in the state of New Jersey, was sworn in and testified to the proposal. He described the 2.3 acre irregularly-shaped site and advised the building is 3,300 square feet smaller. Mr. Cayhill testified that there are 248 parking stalls, which is less six spaces since the application was presented last, and he advised that twelve spaces are public. He described that the roundabout would be maintained by the applicant. Mr. Cayhill testified that a minor subdivision will be recorded by way of deed.

Board questions:

Chairperson Fiermonte, Mr. Raichel, Ms. Mack and Mr. Slaugh questioned Mr. Cayhill.

Resident questions:

Michael Ruscigno, Richard D'Angelis (Attorney for Palmer Asphalt) and Vincent Fedor questioned Mr. Cayhill.

Witness #2:

Cristiano Pereira, an Architect licensed in the state of New Jersey, was sworn in and testified to the changes guided by the DEP regulations. He described the project still having 180 units and the design essentially remains the same. Mr. Pereira also advised that the applicant is seeking a silver LEED rating.

Board questions:

Mr. Raichle and Mr. Slaugh questioned Mr. Pereira.

Resident questions:

Vincent Fedor, Peter Lupo, Patrick McManus questioned Mr. Pereira.

Witness #3:

Joseph Staigar, a Traffic Engineer licensed in the state of New Jersey, was sworn in and testified to the proposal. He described the traffic study he conducted and how he conducted it.

Board questions:

Mr. Russo and Mr. Raichel questioned Mr. Staigar.

Resident questions:

Michael Ruscigno and Van Ripps (Owner of Palmer Asphalt) questioned Mr. Staigar.

Witness #4:

John McDonough, a Professional Planner licensed in the state of New Jersey, was sworn in and testified to this project. He testified to the planning details and advised that it is a good project for the site.

Board questions:

There were no questions from the Board.

Resident questions:

There were no questions from the residents.

Statements:

Patrick McManus, of 97 West 29th Street, made a comment.

Closing Remarks:

Mr. Posada thanked the City's professionals for their input and asked the Board to vote favorably upon this application.

Closed Caucus:

Chairperson Fiermonte opined that it was a nice project and would be voting in favor of it.

Commissioner Maiorano made a motion to approve the application and Chairperson Fiermonte seconded the motion. A unanimous vote followed.

The following vote to approve the application was taken at the hearing on May 9, 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]	[]

****A short break was taken at 9:04 and the meeting reconvened at 9:19 pm. A roll call was taken by Commissioner Maiorano.***

Public Hearing (Item XI):

P-22-029 – 197 AVENUE E URBAN RENEWAL, LLC – Site: 197 Avenue E in City Block 221, Lot 12.01 *[The applicant is proposing an 11-story mixed use building with 250 residential units, 250 parking spaces, ground floor retail/commercial with bulk variance requests for lot width and lot coverage.]*

Mr. Campisano advised that due to the lateness of the hour, the above matter will be carried with no further notice on the part of the applicant to the June 13, 2023 meeting and will be the first of the hearings. Chairperson Fiermonte made a motion to carry Application P-22-029 and Commissioner Maiorano seconded the motion. A unanimous vote followed.

Public Hearing (Item IX):

P-22-030 – REMO FERRARO – Site: 755 Avenue E in City Block 72, Lot 8 *[The applicant is seeking to construct a new three-family residential building with bulk variances for lot area, building height, front yard setback, rear yard setback and parking.]*

Paul N. Weeks, Esq., attorney for applicant, gave his opening statement, offered his exhibits into evidence and called his first witness.

Witness #1:

Daniel Angel Roma, AIA, licensed in the state of New Jersey, was sworn in and testified to the proposal. He explained the property in its current state, the project in great detail and the relief required. Mr. Roma testified this as a good design to a difficultly-shaped lot.

Board questions:

Chairperson Fiermonte, Mr. Slaugh and Mr. Russo questioned Mr. Roma.

Resident questions:

Peter Franco asked if he could question Mr. Weeks with regard to the estate and ownership of the property. Mr. Weeks advised that proof of the estate could be provided to the Board as a condition of approval. Mr. Campisano advised Chairperson Fiermonte that it could be a condition of approval if the Board so desires. Chairperson Fiermonte advised that if it would please the residents, it should be made a condition of approval. Vincent Fedor, 653 Avenue C, questioned Mr. Roma.

Witness #2:

John McDonough, Professional Planner, licensed in the state of New Jersey, was sworn in and gave an overview of the project. He testified to the planning standpoint of this project located in the Transit Development District which he believes will integrate well to the area. Mr. McDonough described the irregular shape of this lot which has been vacant for nearly forty years. He explained the site is within the 45th Street Hudson Bergen Light Rail Station and discussed the relief being sought by this applicant for lot area, two curb cuts, lighting levels and tree caliper.

Board questions:

Mr. Slaugh questioned Mr. McDonough.

Resident questions:

There were no questions from the audience.

Statements:

Peter Franco, 109 West 53rd Street, made a statement not in favor of this application since the attorney did not provide documentation in regard to the Estate of Mr. Remo Ferraro.

Closed Caucus:

Chairperson Fiermonte made a motion to approve the application and Commissioner Maiorano seconded the motion. A unanimous vote followed.

The following vote to approve the application was taken at the hearing on May 9, 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-22-017 – RDP for property located at 250 East 22nd Street in City Block 419, Lot 1 (BEC III)**
 - 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 May 9, 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-23-006 – AINOR for property located at 431-437 Broadway, 11-13 West 19th Street, 10-12 West 20th Street in City Block 220, Lots 18, 23, 24, 25 and 26**
 - Commissioner Booker 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 May 9, 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-22-025 – 101 BAYONNE, LLC – Site: 101 East 2nd Street; Block 359, Lot 4.03**

- Commissioner Booker 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 May 9, 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-23-004 – LINK LOGISTICS REAL ESTATE – Site: 69-73 LeFante Way; Block 412, Lot 3**

- Commissioner Booker 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 May 9, 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-21-019 – AMS EQUITIES, LLC – Site: 157-163 Avenue E, 132 Avenue E, 140 Avenue E, 154 Avenue E; Block 234, Lot 8.01; Block 467, Lot 23; Block 458, Lots 1.01 and 1.03**

- Commissioner Booker 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 May 9, 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)						

On motion by Chairperson Fiermonte, seconded by Commissioner Booker, the Board unanimously voted to close the meeting. The meeting adjourned at 10:35 pm.

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

/akl