



**PLANNING BOARD
CITY OF BAYONNE
MINUTES OF MEETING
JUNE 13, 2023**

A regular meeting of the City of Bayonne Planning Board was held on Tuesday, June 13, 2023 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.

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

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

Adoption of Minutes

Commissioner Becker made a motion to adopt the minutes of the special meetings held on April 11, 2023. Commissioner Maiorano seconded the motion. A unanimous vote of eligible members followed.

Chairperson Fiermonte made a motion to adopt the minutes of the special meetings held on May 9, 2023. Commissioner Maiorano seconded the motion. A unanimous vote of eligible members followed.

Communications:

- Letter from Michael Miceli, Esq. dated May 8, 2023 requesting an extension for PARKVIEW REALTY URBAN RENEWAL, LLC & RAM Development, LLC & Lehigh Realty Co., Inc. Site: 101 East 23rd Street in City Block 445, Lot 1.01; Block 450, Lots 1, 10.01, 10.02, 22, 23 & 24 and Block 451, 1.01 and 2.05 until May 1, 2024 **(P-20-002)**
 - Chairperson Fiermonte made the motion to allow the extension through and including May 1, 2024 and Commissioner Becker seconded the motion. A unanimous vote followed.
- Letter from Michael Miceli, Esq. dated May 7, 2023 requesting an extension for 746 Avenue E Bayonne Urban Renewal, LLC Site: 736-742 Avenue E in City Block 393, Lots 3, 4, and 5 until May 12, 2024 **(P-19-045)**
 - This matter was carried, with agreement from Michael Miceli, Esq., to the next regular scheduled meeting to be held on July 11, 2023.
- Municipal Council Resolution authorizing and directing the Planning Board to re-open and consider amendments to the 8th Street Rehabilitation Plan for certain property located at 218-220 Broadway; Block 319, Lot 26 to develop a map reflecting the boundaries of the proposed non-condemnation redevelopment area and determine whether the property constitutes a non-condemnation area in need of redevelopment pursuant to the LRHL, N.J.S.A. 40A:12A-1 et seq. (former Delta Gas Station) **(P-20-021)**
- Municipal Council resolution authorizing and directing the Planning Board to prepare a Redevelopment Plan for certain city-owned property located at 431-437 Broadway, 11-13 West 19th Street, 10-12 West 20th Street in City Block 220, Lots 18, 23, 23, 25 and 26 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. (*Bayonne Go-Cart/Retro Fitness*) **(P-23-006)**
- Municipal Council Resolution Authorizing and Directing the Planning Board to conduct a preliminary investigation to determine whether property known as 28-34 East 22nd Street in City Block 212, Lots 30, 31 and 32 within the City constitute a non-condemnation area in need of redevelopment pursuant to the local redevelopment and housing law, N.J.S.A. 40A:12A-1 et seq. and authorizing the preparation of a redevelopment plan for the property (*Fryczynski Funeral Home*) **(P-23-012)**
- Municipal Council Resolution Authorizing and Directing the Planning Board to conduct a preliminary investigation to determine whether property known as 361-363, 365-371 and 373 Kennedy Boulevard in City Block 262, Lots 7, 8 and 9 within the City constitute a non-condemnation area in need of redevelopment pursuant to the local redevelopment and housing law, N.J.S.A. 40A:12A-1 et seq. and authorizing the preparation of a redevelopment plan for the property (*12th Street and JFK Blvd*) **(P-23-013)**

PRESENTATION OF ZONING ORDINANCE AMENDMENT (Item VI):

Presentation of Zoning Ordinance modification by Joseph D. Skillender, Esq. (Director of the Planning, Zoning, and Development Department) with regard to smoke shops and massage parlors.

At 6:25 pm Brian Slauch, PP, AICP, and Commissioner Valado joined the meeting.

Public Hearing (Item VIII):

P-20-021 - Presentation of a Redevelopment Plan for property located at 218-222 Broadway in City Block 319, Lot 26 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 Redevelopment Plan. Ms. Mack testified that the Municipal Council authorized and directed the Planning Board to prepare the Redevelopment Plan and described the property in detail as well as the allowances of the plan. Ms. Mack referenced the area as the former Delta Gas Station. She explained the updates to the plan that was previously presented. The major difference is that the Permitted Principal Uses and Permitted Accessory Uses were updated. The intent is to allow a café that opens out to the street, activating that space for Light Rail traffic in the Broadway Corridor.

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

The following vote to approve the Redevelopment Plan was taken at the hearing on June 13, 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 XI):

P-23-014 – CITY OF BAYONNE - Site: Located on Goldsborough Drive in City Block

830, Lot 2 *[Courtesy Review: The City is seeking minor subdivision approval to subdivide one lot (Lot 2) into two new lots (proposed lots 2.01 and 2.02)]*

Andrew Raichle, PE, consulting City Engineer, explained the three subdivisions and advised they are being requested at this time to facilitate redevelopment.

Board questions:

There were no questions from the Board.

Resident questions:

There were no questions from the general public.

Statements/Comments from the Audience:

There were no statements from the audience.

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

The following vote to approve the application was taken at the hearing on June 13, 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 XII):

P-23-015 – CITY OF BAYONNE - Site: Located on Goldsborough Drive in City Block

830, Lot 3 [*Courtesy Review: The City is seeking minor subdivision approval to subdivide one lot (Lot 3) into two new lots (proposed lots 3.01 and 3.02)*]

Andrew Raichle, PE, consulting City Engineer, explained the three subdivisions and advised they are being requested at this time to facilitate redevelopment.

Board questions:

There were no questions from the Board.

Resident questions:

There were no questions from the general public.

Statements/Comments from the Audience:

There were no statements from the audience.

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

The following vote to approve the application was taken at the hearing on June 13, 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 XI):

P-23-016 – CITY OF BAYONNE - Site: Located on Goldsborough Drive in City Block

830, Lot 4 [*Courtesy Review: The City is seeking minor subdivision approval to subdivide one lot (Lot 4) into two new lots (proposed lots 4.01 and 4.02)*]

Andrew Raichle, PE, consulting City Engineer, explained the three subdivisions and advised they are being requested at this time to facilitate redevelopment.

Board questions:

There were no questions from the Board.

Resident questions:

There were no questions from the general public.

Statements/Comments from the Audience:

There were no statements from the audience.

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

The following vote to approve the application was taken at the hearing on June 13, 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-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.]*

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

Witness #1:

Bruce Stieve, an Architect licensed in the state of New Jersey, was sworn in and testified to the proposed project. He testified to the eleven habitable stories of the building and the remaining parking levels. Mr. Stieve discussed the design requirements of the Redevelopment Plan and this project. He discussed the proposed project including grading, ingress/egress, refuse removal by a private hauler, façade, parking (including EV parking) and details of the amenities. Mr. Stieve described that the ground floor retailer has opening façade doors which allow the counter to be right on the sidewalk. He testified that the Standard is the name of the project.

Board questions:

Commissioner Maiorano and Mr. Slaugh questioned Mr. Stieve.

Resident questions:

There were no questions from the audience.

Witness #2:

Lauren Venin, a licensed Landscape Architect in the state of New Jersey, was sworn in and testified to the landscaping and lighting plans she prepared. She testified to the lighting plan for the entire project. Ms. Venin described the fourth-floor plan for amenities which include the following: pool area, fire pit, outdoor kitchen, seating and the lounge area. She further provided details to the eleventh-floor plan which would include two outdoor kitchen island areas, a dog run, seating and the lounge area.

Board questions:

Mr. Slaugh questioned Ms. Venin. Mr. Russo made a comment to Ms. Venin.

Resident questions:

There were no questions from the audience.

Witness #3:

Brian Liebskind, an Engineer licensed in the state of New Jersey, was sworn in and provided a site overview of the current area as well as the proposed project. He discussed the elevations, ramps and vehicular ingresses and egresses. Mr. Liebskind discussed the pervious coverage reduction, the detention basin and the controlled release of stormwater. He discussed the other green areas of the project that reduced stormwater.

Board questions:

There were no questions from the Board.

Resident questions:

There were no questions from the audience.

Witness #4:

Charles Heydt, a Professional Planner, licensed in the state of New Jersey, was sworn in and testified to the zoning analysis that he prepared for this project. He discussed the Villa Nova Catering Plan which is tailor-fit for the property. Mr. Heydt advised that all professionals worked together as a team to complete this project. He advised that relief is being requested for minimum lot width and lot coverage. Mr. Heydt opined that this project meets the requirements of the Redevelopment Plan and is in concert with Municipal Land Use Law. Mr. Miceli interjected that with regard to the affordable housing requirement, this application is exempt from the residential component but will provide the 2.5% requirement for the commercial space.

Board questions:

Commissioner Maiorano, Mr. Slauch,

Resident questions:

There were no questions from the audience.

Statements:

There were no statements from the audience.

Closing Statement:

Mr. Miceli provided his closing remark and requested that the Board approve this application.

Closed Caucus:

Chairperson Fiermonte advised this area has remained dormant for quite some time and will be voting favorably for this application. Commissioner Maiorano agreed with Chairperson Fiermonte.

Commissioner Miceli 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 June 13, 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 7:48 and the meeting reconvened at 7:59 pm, at which time Secretary Becker took a roll call.

Public Hearing (Item IX):

P-23-008 – 326 BROADWAY STREET, LLC- Site: 326 Broadway in City Block 247, Lot 57 *[The applicant is seeking preliminary and final major site plan approval to construct a new, 5-story mixed use building on the existing vacant lot to include one ground-level retail space and two (2) two-bedroom apartments on each of the next four stories thus creating a use of 1 commercial and 8 residential units with three variances sought for rear yard setback, minimum lot frontage and parking.]*

Paul Kapish, Esq., attorney for applicant, made an application to adjourn this matter until the July 11, 2023 meeting with no further notice on the part of the applicant.

Vice-Chairperson Valado made a motion to approve this application and Commissioner Maiorano seconded the motion. A unanimous vote followed.

Public Hearing (Item X):

P-23-009 – 48 EVERGREEN PARTNERS, LLC- Site: 48 Evergreen Street in City Block 321, Lot 37.01 *[The applicant is seeking minor subdivision and preliminary and final major site plan approval to construct two two-family homes on each new parcel, with bulk variance relief being requested for lot area, lot frontage and number stories.]*

John Zucker, Esq., attorney for applicant, gave his opening statement and offered his exhibits into evidence. He explained that he is representing the property owner/applicant, Chet Fabianski, and called his first witness.

Witness #1:

Al Sambade, PP, AICP, Professional Planner, licensed in the state of New Jersey, was sworn in and testified to the property located in the R-2 zone. He testified to the unique subdivision being sought today as the present vacant lot measures 200' x 25'. Mr. Sambade discussed the through lot formerly having an undevelopable garage. Mr. Sambade discussed the details of this project and opined that the benefits greatly outweigh any detriment.

Board questions:

Mr. Slauch questioned Mr. Sambade and a deed restriction for the use as only a two-family was requested by Mr. Slauch.

Resident questions:

There were no questions from the general public.

Statements/Comments from the Audience:

There were no statements from the audience.

Closing Statement:

Mr. Zucker believes this proposal advances the goals of the Master Plan and would ask that the Board vote favorably upon it.

Closed Caucus:

Chairperson Valado believes this is a good project and she would be voting in favor of it.

Vice-Chairperson Valado made a motion to approve this application and Chairperson Fiermonte seconded the motion. A unanimous vote followed.

The following vote to approve the application was taken at the hearing on June 13, 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-20-021 – Redevelopment Plan – Site: 218-222 Broadway in City Block 319, Lot 26**

- Vice-chairperson Valado made a motion to approve the Redevelopment Plan and Chairperson Fiermonte seconded the motion.

The following vote to approve the application was taken at the hearing on June 13, 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-22-033 – BAYONNE LUXURY WATERWALK, LLC - Site: 219 West 5th Street in City Block 301.01, Lots 1 and 6**

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

The following vote to approve the application was taken at the hearing on June 13, 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-22-030 - REMO FERRARO – Site: 755 Avenue E in City Block 72, Lot 8**

- 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 June 13, 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-23-014 – Courtesy Review – City Subdivision - Site: Block 830, Lot 2**

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

The following vote to approve the application was taken at the hearing on June 13, 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-23-015 – Courtesy Review – City Subdivision - Site: Block 830, Lot 3**

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

The following vote to approve the application was taken at the hearing on June 13, 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-23-016 – Courtesy Review – City Subdivision - Site: Block 830, Lot 4**

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

The following vote to approve the application was taken at the hearing on June 13, 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-20-002 – Parkview Realty Urban Renewal, LLC & RAM Development, LLC & Lehigh Realty Co., - Site: 101 East 23rd Street in City Block 445, Lot 1.01; Block 450, Lots 1, 10.01, 10.02, 22, 23, & 24 and Block 451, Lots 1.01 and 2.05 (extension until May 1, 2024)**

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

The following vote to approve the application was taken at the hearing on June 13, 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 Chairperson Fiermonte, seconded by Vice-Chairperson Valado, 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