



**PLANNING BOARD
CITY OF BAYONNE
MINUTES OF MEETING
JULY 11, 2023**

A regular meeting of the City of Bayonne Planning Board was held on Tuesday, July 11, 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.

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

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

Adoption of Minutes

Commissioner Valado made a motion to adopt the minutes of the special meetings held on June 13, 2023. Chairperson Maiorano seconded the motion. A unanimous vote of eligible members followed.

Communications:

- **P-19-045** – Communication from Michael Miceli, Esq. originally dated March 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 was originally rescheduled for the July 11, 2023 meeting, however, is being carried again until the August 8, 2023 regular meeting.
 - Chairperson Fiermonte made the motion to carry the extension request to the August 8, 2023 regular meeting and Commissioner Booker seconded the motion. A unanimous vote of eligible members followed.

Public Hearing (Item V):

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*)

Richard Campisano advised this matter will be carried until the August 8, 2023 regular meeting with no further notice required of the applicant.

- Commissioner Valado made the motion to carry the matter to the August 8, 2023 regular meeting and Chairperson Fiermonte seconded the motion. A unanimous vote of eligible voters followed.

Public Hearing (Item VI):

P-20-031 – Presentation of a Redevelopment Plan for property located at 107 and 111 Avenue F, 86 East 22nd Street, 88 East 22nd Street, 90 East 22nd Street, and 92 East 22nd Street, in City Block 456, Lots 7, 8.01, 8.02, 8.03, 9 and 10 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. (*Avenue F*)

Consulting City Planner Brian Slaugh, PP, AICP was sworn in to provide expert testimony as to the Redevelopment Plan. Mr. Slaugh 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. Mr. Slaugh referenced the area as existing non-livable buildings damaged from hurricane Sandy. He described the plan which had focus on providing housing to this area in close proximity to the Hudson Bergen Light Rail with a small retail component.

Board questions:

Chairperson Fiermonte questioned Mr. Slaugh.

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 Chairperson Fiermonte seconded the motion. A unanimous vote followed.

The following vote to approve the Redevelopment Plan was taken at the hearing on July 11, 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 VI):

P-19-036 – Presentation of a Redevelopment Plan for property located at 94-102, 104-106, 108 Avenue F, and 101 East 21st Street in Block 457.01, Lots 2, 3, 4, and 5 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. (*Samson Tank*)

Consulting City Planner Brian Slaugh, PP, AICP was sworn in to provide expert testimony as to the Redevelopment Plan. Mr. Slaugh testified to the details of the proposed Redevelopment Plan. He described the design standards and requirements in the plan.

Board questions:

Chairperson Fiermonte, Commissioners Maiorano, Veloz, and Booker questioned Mr. Slaugh.

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 Booker seconded the motion. A unanimous vote followed.

The following vote to approve the Redevelopment Plan was taken at the hearing on July 11, 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 7:10 pm and the meeting reconvened at 7:14 pm, at which time Mr. Campisano took a roll call.

Public Hearing (Item VIII):

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, gave his opening statement and offered his exhibits into evidence. Mr. Kapish advised the owner is involved in the community and also owns Mrs. Fields/TCBY.

Witness #1:

Ahmed Emara, an Architect licensed in the State of New Jersey, was sworn in and testified to the property located in the CBD – Commercial Business District. He testified that a fire burned down the building on June 7, 2022. Mr. Emara explained the proposal is to include a five-story, mixed-use building that would have a total of eight (8) units. He advised that the parcel is included in the 8th Street Rehabilitation Plan and discussed the proposed project design.

Board questions:

Commissioner Veloz, Mr. Slauch and Chairperson Fiermonte questioned Mr. Emara.

Resident questions:

Mr. Kevin Chen, owner of 324 Broadway, questioned Mr. Emara.

Witness #2:

Carolyn Worstell, PP, AICP, licensed in the State of New Jersey, was accepted as an expert witness and sworn in to testify for this application. She testified to the design as well as the c1 and c2 variances being sought for this project. Ms. Worstell addressed the City's professionals' concerns in their reports. She opined that the benefits outweigh any detriments for this proposal and it advances the purposes of the municipal land use law.

Board questions:

There were no questions from the Board.

Resident questions:

There were no questions from the residents.

Statements/Comments from the Audience:

Mr. Ashraf Ashamalla, owner of 328 Broadway, was in favor of this project and asked the Board to vote favorably upon it. Mr. Kevin Chen, 57 West 7th Street, owner of the building at 324 Broadway advised that he did not want his windows covered by the building.

Closing Statement:

Mr. Kapish gave his closing statement and asked the Board vote favorably upon this application.

Closed Caucus:

Chairperson Fiermonte described this as a sad state as a result of the fire at this location. She believes this to be a smart design and in continuity with the Broadway corridor. She did ask that the applicant is receptive to the neighbors and will be voting in favor of it.

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

The following vote to approve the application was taken at the hearing on July 11, 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 IX):

P-23-011 – 490 AVENUE REALTY, LLC – Site: 490 Avenue C in City Block 210, Lot 44

[The applicant is seeking preliminary and final major site plan approval along with bulk variances to construct a two-story addition for two new residential units, thus creating a total of three residential units and one (existing) ground floor commercial space.]

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

Witness #1:

Steve Kawalek, an Architect licensed in the State of New Jersey, was sworn in and testified to the project. He described the subject property, located in the C-1 Zone, currently a two-story, mixed-use structure which contains Eddie's Liquors. He advised that the existing apartment and façade are in need of repair and described the modifications proposed. Mr. Kawalek testified that the applicant is proposing an addition that would include three two-bedroom units and a rooftop terrace. He explained that the large existing sign would be removed and advised that trash would continue to be kept in the rear yard. Mr. Kawalek discussed the variances required and opined that the benefits greatly outweigh the detriments for this project.

Board questions:

Chairperson Fiermonte, Mr. Russo, Mr. Slaugh, Commissioners Veloz and Maiorano questioned Mr. Kawalek.

Resident questions:

There were no questions from the audience.

Statements/Comments from the Audience:

There were no statements from the audience.

Closing Statement:

Mr. Weeks gave his closing statement and asked the Board vote favorably upon this application.

Closed Caucus:

Chairperson Fiermonte opined that she liked the old sign but that it is nice to see that the applicant is someone who has stayed in Bayonne for a number of years and is upgrading their building.

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

The following vote to approve the application was taken at the hearing on July 11, 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-22-029 – 197 AVENUE E URBAN RENEWAL, LLC - Site: 197 Avenue E; Block 221, Lot 12.01**
 - Chairperson Fiermonte made a motion to approve the resolution and Commissioner Maiorano seconded the motion.

The following vote to approve the resolution was taken at the hearing on July 11, 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-23-009 – 48 EVERGREEN PARTNERS, LLC - Site: 48 Evergreen Street in City Block 392, Lot 37.01**
 - 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 July 11, 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-20-031 – REDEVELOPMENT PLAN for 107 and 111 Avenue F, 86 East 22nd Street, 88 East 22nd Street, 90 East 22nd Street and 92 East 22nd Street in City Block 456, Lots 7, 8.01, 8.02, 8.03, 9, and 10**

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

The following vote to approve the application was taken at the hearing on July 11, 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-19-036 – REDEVELOPMENT PLAN for 94-102, 104-106, and 108 East 21st Street in City Block 457.01, Lots 2, 3, 4, and 5**

- 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 July 11, 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 Maiorano, the Board unanimously voted to close the meeting. The meeting adjourned at 9:15 pm.

Carmen Wolfe (sitting in for Susan Bischoff), Certified Shorthand Reporter, of 449 Columbia Boulevard, Wood-Ridge, NJ 07075, took a transcript of the meeting.

/akl