



**PLANNING BOARD
CITY OF BAYONNE
MINUTES OF MEETING
AUGUST 8, 2023**

A regular meeting of the City of Bayonne Planning Board was held on Tuesday, August 8, 2023 in the Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey.

Chairperson Fiermonte called the meeting to order at 6:06 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 Maiorano, Veloz, Lack and Lawandy. Mayor Davis, Commissioners Becker, Booker, Beiro and Valado were not present.

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

Adoption of Minutes

Commissioner Maiorano made a motion to adopt the minutes of the regular meeting held on July 11, 2023. Chairperson Veloz seconded the motion. A unanimous vote of eligible members followed.

Communications:

- Notice of resignation from the Planning Board from Michael Quintela dated June 20, 2023 effective immediately

Presentation of Zoning Ordinance Amendment (Item X):

Presentation of Zoning Ordinance modification by Joseph D. Skillender, Esq. (Director of the Planning, Zoning, and Development Department) updating the CBD – Central Business District to allow all uses in the C-1 Zone

Commissioner Maiorano made a motion to forward the Board's recommendation of the Zoning Ordinance modifications to the Municipal Council and Chairperson Fiermonte seconded the motion.

The following vote to approve the application was taken at the hearing on August 8, 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]	[]
Mikel Lawandy	[X]	[]	[]	[]	[]	[]
Thomas Maiorano	[X]	[]	[]	[]	[]	[]
Jack Beiro	[]	[]	[]	[]	[X]	[]
Ahmed Lack	[X]	[]	[]	[]	[]	[]
James Davis, Mayor	[]	[]	[]	[]	[X]	[]
Ramon Veloz (Mayoral Designee)	[X]	[]	[]	[]	[]	[]

Public Hearing (Item X):

P-18-017 - Presentation of a Redevelopment Plan for property located at 211-217 Broadway in City Block 305, Lot 20 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. (former Zall/Koktish Dental Office)

Richard Campisano, Esq. advised that this matter would be carried to the September 12, 2023 regular meeting.

Commissioner Maiorano made a motion to carry this matter until the September 12, 2023 regular meeting and Chairperson Fiermonte seconded the motion with no further notice required. A unanimous vote followed.

The following vote to approve the application was taken at the hearing on August 8, 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]	[]
Mikel Lawandy	[X]	[]	[]	[]	[]	[]
Thomas Maiorano	[X]	[]	[]	[]	[]	[]
Jack Beiro	[]	[]	[]	[]	[X]	[]
Ahmed Lack	[X]	[]	[]	[]	[]	[]
James Davis, Mayor	[]	[]	[]	[]	[X]	[]
Ramon Veloz	[X]	[]	[]	[]	[]	[]
(Mayoral Designee)						

Public Hearing (Item VII):

P-21-015 - Presentation of a Redevelopment Plan for property located at 562, 564 and 566-568 Broadway in City Block 184, Lots 1, 2, and 3 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. (former First Savings Bank)

Consulting City Planner Brian Slaugh, PP, AICP discussed the Redevelopment Plan. He advised the requirements of the proposed plan and described the design standards, uses and details of this plan.

Board questions:

Commissioners Lawandy and Veloz questioned Mr. Slaugh. Chairperson Fiermonte made comment to an addition regarding Mr. Veloz's recommendation. Commissioner Maiorano questioned Mr. Slaugh. Mr. Raichle commented on the Redevelopment Plan. Ms. Mack made comment to Mr. Slaugh in regard to the changes that will be made to the Redevelopment Plan. Mr. Campisano advised that the changes will be added as conditions or approval to the vote.

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 the application was taken at the hearing on August 8, 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	[]	[]	[]	[]	[]	[]
George Becker	[]	[]	[]	[]	[X]	[]
Loyad Booker, Jr.	[]	[]	[]	[]	[X]	[]
Mikel Lawandy	[X]	[]	[]	[]	[]	[]
Thomas Maiorano	[X]	[]	[]	[]	[]	[]
Jack Beiro	[]	[]	[]	[]	[X]	[]
Ahmed Lack	[X]	[]	[]	[]	[]	[]
James Davis, Mayor	[]	[]	[]	[]	[X]	[]
Ramon Veloz	[X]	[]	[]	[]	[]	[]
(Mayoral Designee)						

Public Hearing (Item VIII):

P-23-005 - Presentation of a Non-condemnation Area in Need of Redevelopment Study for property located at 21-29, 35 and 37 West 25th Street in City Block 183, Lots 5, 6 and 8.01 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 in pursuant to the LRHL, N.J.S.A. 40A:12A-1 et seq. (*Kessler/Forum Fitness Center*)

City Planner Suzanne Mack, PP, AICP discussed the Area in Need of Redevelopment Study. She provided details of the proposed study and described the design standards and requirements as well.

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 the Redevelopment Plan was taken at the hearing on August 8, 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	[]	[]	[]	[]	[]	[]
George Becker	[]	[]	[]	[]	[X]	[]
Loyad Booker, Jr.	[]	[]	[]	[]	[X]	[]
Mikel Lawandy	[X]	[]	[]	[]	[]	[]
Thomas Maiorano	[X]	[]	[]	[]	[]	[]
Jack Beiro	[]	[]	[]	[]	[X]	[]
Ahmed Lack	[X]	[]	[]	[]	[]	[]
James Davis, Mayor	[]	[]	[]	[]	[X]	[]
Ramon Veloz	[X]	[]	[]	[]	[]	[]
(Mayoral Designee)						

Public Hearing (Item IX):

P-22-034 - Presentation of an Non-condemnation Area in Need of Redevelopment Study for property located at Newark Bay – 1st to 3rd Streets, 4-22 Avenue A, 233-243 and 247-251 West 1st Street, and 218-222 West 2nd Street in City 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 in pursuant to the LRHL, N.J.S.A. 40A:12A-1 Et seq. (White Glove/Avenue A)

City Planner Suzanne Mack, PP, AICP discussed the Area in Need of Redevelopment Study. She provided details of the proposed study and described the design standards and requirements. Mr. Raichle provided input with regard to flooding and contamination of this site.

Board questions:

Chairperson Fiermonte, Commissioners Maiorano and Lawandy questioned Mr. Raichle and Ms. Mack.

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 Area in Need of Redevelopment Study and Chairperson Fiermonte seconded the motion. A unanimous vote followed.

The following vote to approve the application was taken at the hearing on August 8, 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]	[]
Mikel Lawandy	[X]	[]	[]	[]	[]	[]
Thomas Maiorano	[X]	[]	[]	[]	[]	[]
Jack Beiro	[]	[]	[]	[]	[X]	[]
Ahmed Lack	[X]	[]	[]	[]	[]	[]
James Davis, Mayor	[]	[]	[]	[]	[X]	[]
Ramon Veloz	[X]	[]	[]	[]	[]	[]
(Mayoral Designee)						

Adoption of Resolutions:

- **P-21-015 – RDP for 562, 564 and 566-568 Broadway; Block 184, Lots 1, 2, and 3**
 - Commissioner Maiorano 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 August 8, 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]	[]
Mikel Lawandy	[X]	[]	[]	[]	[]	[]
Thomas Maiorano	[X]	[]	[]	[]	[]	[]
Jack Beiro	[]	[]	[]	[]	[X]	[]
Ahmed Lack	[X]	[]	[]	[]	[]	[]
James Davis, Mayor	[]	[]	[]	[]	[X]	[]
Ramon Veloz	[X]	[]	[]	[]	[]	[]
(Mayoral Designee)						

- **P-23-005 – AINOR for 21-29, 35 and 37 West 25th Street; Block 183, Lots 5, 6 and 8.01**
 - Commissioner Maiorano 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 August 8, 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]	[]
Mikel Lawandy	[X]	[]	[]	[]	[]	[]
Thomas Maiorano	[X]	[]	[]	[]	[]	[]
Jack Beiro	[]	[]	[]	[]	[X]	[]
Ahmed Lack	[X]	[]	[]	[]	[]	[]
James Davis, Mayor	[]	[]	[]	[]	[X]	[]
Ramon Veloz	[X]	[]	[]	[]	[]	[]
(Mayoral Designee)						

- **P-22-034 – AINOR for Newark Bay – 1st to 3rd Streets, 4-22 Avenue A, 233-243 and 247-251 West 1st Street, and 218-222 West 2nd Street; Block 332, Lots 1, 6 and 7; Block 333.01, Lot 7; Block 373, Lots 1, 2, 13 and 14**
 - Commissioner Maiorano made a motion to approve the resolution and Commissioner Veloz seconded the motion.

The following vote to approve the application was taken at the hearing on August 8, 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]	[]
Mikel Lawandy	[X]	[]	[]	[]	[]	[]
Thomas Maiorano	[X]	[]	[]	[]	[]	[]
Jack Beiro	[]	[]	[]	[]	[X]	[]
Ahmed Lack	[X]	[]	[]	[]	[]	[]
James Davis, Mayor	[]	[]	[]	[]	[X]	[]
Ramon Veloz	[X]	[]	[]	[]	[]	[]
(Mayoral Designee)						

- **P-23-008 – 326 BROADWAY STREET, LLC – Site: 326 Broadway; Block 247, Lot 57**
 - Commissioner Maiorano 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 August 8, 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]	[]
Mikel Lawandy	[X]	[]	[]	[]	[]	[]
Thomas Maiorano	[X]	[]	[]	[]	[]	[]
Jack Beiro	[]	[]	[]	[]	[X]	[]
Ahmed Lack	[X]	[]	[]	[]	[]	[]
James Davis, Mayor	[]	[]	[]	[]	[X]	[]
Ramon Veloz	[X]	[]	[]	[]	[]	[]
(Mayoral Designee)						

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

- Commissioner Maiorano 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 August 8, 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]	[]
Mikel Lawandy	[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 Veloz, the Board unanimously voted to close the meeting. The meeting was adjourned at 7:45 pm.

/akl