



**PLANNING BOARD
CITY OF BAYONNE
MINUTES OF MEETING
SEPTEMBER 12, 2023**

A regular meeting of the City of Bayonne Planning Board was held on Tuesday, September 12, 2023 in the Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey.

Chairperson Fiermonte called the meeting to order at 6:05 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 Veloz, Lach and Lawandy. Mayor Davis, Commissioners Valado, Maiorano, Beiro and Booker 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, Philip Scott, PE from Matrix Engineering (filling in for Andrew Raichle, PE) and Alicia Losonczy, Planning/Zoning Board of Adjustment Administrator.

Adoption of Minutes

Commissioner Becker made a motion to adopt the minutes of the regular meetings held on August 8, 2023. Chairperson Fiermonte seconded the motion. A unanimous vote of eligible members followed.

Communications:

- Communication dated August 23, 2023 from applicant BCP, LLC requesting a one-year extension to begin construction on the project to be located at 2nd Street and Right-of-way off of Avenue A (P-20-022)
 - Commissioner Veloz made the motion to allow the extension until September 12, 2024 and Chairperson Fiermonte seconded the motion. A unanimous vote followed.
- Communication dated August 23, 2023 from applicant BCP, LLC requesting a one-year extension to begin construction on the project to be located at 796 and 798-804 Avenue E; Block 393, Lots 19 and 20 (P-20-023)
 - Chairperson Fiermonte made the motion to allow the extension until September 12, 2024 and Commissioner Veloz seconded the motion. A unanimous vote followed.

Public Hearing (Item VI):

P-21-001 - Presentation of a Redevelopment Plan for property located at 80-84 East 25th Street in City Block 442, Lot 14 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 warehouse*)

Consulting City Planner Brian Slaugh, PP, AICP provided expert testimony with regard to this Redevelopment Plan. Mr. Slaugh advised that he will make a modification on page 11, where he will add in (under Item L) that a three-bedroom is permissible if a town-house configuration is used.

Board questions:

Mr. Veloz made comment.

Resident questions:

There were no questions from the general public.

Statements:

There were no statements from the audience.

Chairperson Fiermonte made a motion to forward the Board's recommendation on the adoption of the Area in Need of Redevelopment Study and Commissioner Becker seconded the motion. A unanimous vote followed.

The following vote to approve the Redevelopment Plan was taken at the hearing on September 12, 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 VII):

P-20-021 - Presentation of an Amendment to the Redevelopment Plan for property located at 218-220 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. (former Delta Gas Station)

City Planner Suzanne Mack, PP, AICP provided expert testimony as to the Amended and Restated Redevelopment Plan.

Board questions:

Mr. Slaugh made comment.

Resident questions:

There were no questions from the general public.

Chairperson Fiermonte made a motion to forward the Board's recommendation on the adoption of the Amended and Restated 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 September 12, 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-22-007 - Presentation of a Non-condemnation Area in Need of Redevelopment Study for property located at 173-179 Avenue F in City Block 442, Lots 6, 7, 8 and 9 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. (former Walczyk's Tavern)

City Planner Suzanne Mack, PP, AICP provided expert testimony with regard to the Area in Need of Redevelopment Study. Ms. Mack said that this Plan was on the Board for a very long time but was delayed as a result of COVID-19.

Board questions:

Mr. Slaugh questioned Ms. Mack.

Resident questions:

There were no questions from the general public.

Statements:

There were no statements from the audience.

Chairperson Fiermonte made a motion to forward the Board's recommendation on the adoption of the Area in Need of Redevelopment Study and Commissioner Veloz 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 September 12, 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-23-025 - Presentation of a Non-condemnation Area in Need of Redevelopment Study for property located at 1012-1022 Avenue C in City Block 64, Lots 2 and 3 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. (former synagogue)

City Planner Suzanne Mack, PP, AICP provided expert testimony with regard to the study.

Board questions:

Mr. Slaugh questioned Ms. Mack.

Resident questions:

There were no questions from the general public.

Chairperson Fiermonte made a motion to forward the Board's recommendation on the adoption of the study and Commissioner Becker 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 September 12, 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 X):

P-23-024 –Presentation of a Non-condemnation Area in Need of Redevelopment Study for property located at 15-21 East 23rd Street in City Block 198, Lots 1 and 2 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. (former St. Michael's Church)

City Planner Suzanne Mack, PP, AICP provided expert testimony as to the Area in Need of Redevelopment Study.

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.

Chairperson Fiermonte made a motion to forward the Board's recommendation on the adoption of the Area in Need of Redevelopment Study and Commissioner Becker 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 September 12, 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)						

Adoption of Resolutions:

- **P-20-022 – Extension for BCP, LLC – Site: 2nd Street and Right-of-way off of Avenue A**
 - Chairperson Fiermonte made a motion to approve the resolution and Commissioner Becker seconded the motion.

The following vote to approve the application was taken at the hearing on September 12, 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)						

- **P-20-023 – Extension for BCP, LLC – Site: 796 and 798-804 Avenue E; Block 393, Lots 19 and 20**
 - Commissioner Veloz 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 September 12, 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)						

- **P-21-001 – RDP for 80-84 East 25th Street; Block 442, Lot 14**
 - Chairperson Fiermonte made a motion to approve the resolution and Commissioner Becker seconded the motion.

The following vote to approve the application was taken at the hearing on September 12, 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)						

- **P-20-021 – RDP for 218-220 Broadway; Block 319. Lot 26**

- Chairperson Fiermonte 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 September 12, 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)						

- **P-22-007 – AINOR for 173-179 Avenue F; Block 442, Lots 6, 7, 8, and 9**

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

The following vote to approve the application was taken at the hearing on September 12, 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)						

- **P-23-025 – AINOR for 1012-1022 Avenue C; Block 64, Lots 2 and 3**

- Commissioner Veloz 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 September 12, 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 (Mayoral Designee)	[X]	[]	[]	[]	[]	[]

- **P-23-024 – 15-21 East 23rd Street; Block 198, Lots 1 and 2**

- Chairperson Fiermonte 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 September 12, 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 (Mayoral Designee)	[X]	[]	[]	[]	[]	[]

On motion by Chairperson Fiermonte, seconded by Commissioner Becker, the Board unanimously voted to close the meeting. The meeting adjourned at 7:20 pm.

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

/akl