



**PLANNING BOARD
CITY OF BAYONNE
MINUTES OF MEETING
OCTOBER 10, 2023**

A regular meeting of the City of Bayonne Planning Board was held on Tuesday, October 10, 2023 in the Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey.

Chairperson Fiermonte called the meeting to order at 6:00 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, Booker, Veloz, Beiro and Lach. Mayor Davis, Commissioners Maiorano and Lawandy were not present.

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

Adoption of Minutes

Commissioner Veloz made a motion to adopt the minutes of the special meeting held on October 2, 2023. Chairperson Fiermonte seconded the motion. A unanimous vote of eligible members followed.

Public Hearing (Item VII):

P-23-007 – 377 BROADWAY REALTY, LLC – Site: 377 Broadway in City Block 239,

Lot 13 *[The applicant is seeking preliminary and final major site plan approval to construct a one-story addition and create two new dwelling units, thus changing the use from one commercial and three residential units to one commercial and five residential units; bulk variance relief is being sought for rear yard setback, lot coverage and parking.]*

Paul N. Weeks, Esq., attorney for applicant, gave his opening statement, offered his exhibits into evidence and called his first witness. Mr. Weeks advised that the owner, Jim Taipi, is present but given the nature of the application, he did not anticipate calling him as a witness, however, if the Board has any questions, he may be called upon.

Witness #1:

Steven Kawalek, an Architect licensed in the State of New Jersey, was sworn in and accepted by the Board as an expert witness. He described the existing two-story, mixed-use building which was previously approved by the Zoning Board of Adjustment in 2018. Mr. Kawalek testified to the variances requires for parking, lot coverage and rear year setback. He advised that the applicant has no issue complying with any of the recommendations in either the Planner's or engineer's Reports. Mr. Kawalek said that there is no signage proposed, however, the applicant will comply with both the zoning standards as well as the S.I.D. - Special Improvement District guidelines or come back before the Board. He testified that the positive criteria greatly outweigh the detriments and requested the Board vote favorably upon this application.

Board questions:

Mr. Slauch questioned Mr. Kawalek. Mr. Russo questioned Mr. Kawalek.

Resident questions:

There were no questions from the general public.

Witness #1:

Jim Taipi, owner of the property, discussed the current parking at the existing property and that the parking space is primarily used for the commercial tenant to load/unload their inventory.

Board questions:

Commissioner Lach questioned Mr. Taipi.

Resident questions:

There were no questions from the general public.

Statements:

There were no statements from the audience.

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

The following vote to approve the application was taken at the hearing on October 10, 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]	[]	[]	[]	[]	[]
Thomas Maiorano	[]	[]	[]	[]	[X]	[]
Jack Beiro	[X]	[]	[]	[]	[]	[]
Ahmed Lack	[X]	[]	[]	[]	[]	[]
Mikel Lawandy	[]	[]	[]	[]	[X]	[]
James Davis, Mayor	[]	[]	[]	[]	[X]	[]
Ramon Veloz	[X]	[]	[]	[]	[]	[]
(Mayoral Designee)						

On motion by Commissioner Valado, seconded by Commissioner Booker, the Board unanimously voted to close the meeting. The meeting adjourned at 6:24 pm.

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

/akl