



**PLANNING BOARD
CITY OF BAYONNE
MINUTES OF MEETING
NOVEMBER 6, 2023**

A regular meeting of the City of Bayonne Planning Board was held on Tuesday, November 6, 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 Vice-chairperson Valado, Secretary Becker, Commissioners Veloz, Maiorano and Lach. Mayor Davis, Chairperson Fiermonte Commissioners Booker, Beiro 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

Vice-chairperson Valado made a motion to adopt the minutes of the special meetings held on October 10, 2023. Commissioner Becker seconded the motion. A unanimous vote of eligible members followed.

Communications:

- P-22-028 Communication from Michael Miceli, Esq. dated October 27, 2023 requesting the application for 745-747 Broadway, LLC Site: 745-747 Broadway in City Block 139, Lots 18 and 19 be adjourned until the December 12, 2023 meeting

- Commissioner Valado made the motion to carry the matter to the December 12, 2023 meeting with no further action on the part of the Applicant and Commissioner Becker seconded the motion. A unanimous vote followed.

Public Hearing (Item VI):

P-23-006 - Presentation of a Redevelopment Plan for property located at 431-437 Broadway, 11-13 West 19th Street, 10-12 West 20th Street in City Block 220, Lots 18, 23, 24, 25 and 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. (*Bayonne Go-Cart/Retro Fitness*)

Board Counsel Richard Campisano advised that this matter will be carried to the December 12, 2023 meeting. Commissioner Valado made the motion to carry the matter to the December 12, 2023 meeting with no further action on the part of the Applicant and Commissioner Becker seconded the motion. A unanimous vote followed.

Public Hearing (Item VIII):

P-23-019 – ABBA KARAS REALTY, LLC – Site: 41-43 West 19th Street; Block 220, Lot 5 [*The applicant proposes to demolish the existing commercial building formerly used by a landscaping company, subdivide the property, and construct two new two-family homes; variances are being sought for minimum lot area, minimum lot frontage and number of stories.*]

Peter Cecinini, Esq., the attorney for the applicant, offered his exhibits into evidence and called his first witness.

Witness #1:

Steven Kawalek, an Architect licensed in the State of New Jersey, was accepted as an expert witness and sworn in. He testified to the existing lot located in the R-2 zone. Mr. Kawalek discussed that the applicant intends to demolish the existing commercial building which was formerly the location of LaPelusa Landscaping Company. Mr. Kawalek testified that the applicant intends to subdivide the property into two new lots and construct two new two-family homes. He advised that

variance relief is being sought for minimum lot area, minimum lot frontage and number of stories. Mr. Kawalek advised that the positive criteria greatly outweighs the negative criteria.

Board questions:

Mr. Slaugh advised that there is also a variance for a front yard setback required and questioned Mr. Kawalek. Mr. Russo made comment to Mr. Kawalek.

Resident questions:

There were no questions from the public.

Closing Statement:

Mr. Cecinini made his final statement and requested the Board vote favorably upon this application.

Comments/Statements:

Michael Morris, who resides at 55 West 1st Street, made comment in favor of this application.

Jeffrey Lee, has worked with the developer and is happy to see this project come to fruition.

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

The following vote to approve the application was taken at the hearing on November 6, 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)						

Adoption of Resolutions:

- **P-23-018 – DUKE REALTY BAYONNE URBAN RENEWAL, LLC – Site: Avenue J, E 22nd Street and Hook Rd/Block 466, Lots 1, 2, 3, and 4; Block 478, Lots 1 and 1.01; Block 465 Lot 9; Block 506, Lot 2 -22-027**
 - Commissioner Maiorano 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 November 6, 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)						

- **P-23-020 -BAYVIEW JV, LLC c/o LARKEN ASSOCIATES – Site: former A & P Property; Block 300.01, Lots 1, 2, and 3; Block 301.03, Lots 1.02, 2 and 3; Block 511, Lot 1**
 - Commissioner Maiorano 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 November 6, 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)						

- **P-23-007 – 377 BROADWAY REALTY, LLC – Site: 377 Broadway in City Block 239, Lot 13**

- Vice-chairperson Valado 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 November 6, 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)						

- **P-19-045 – 746 AVENUE E BAYONNE URBAN RENEWAL, LLC – Site: 736-742 Avenue E in City Block 393, Lots 3, 4 and 5 (*extension until May 12, 2024*)**

- Commissioner Maiorano 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 November 6, 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 Becker, seconded by Commissioner Veloz, the Board unanimously voted to close the meeting. The meeting adjourned at 6:37 pm.

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