PLANNING BOARD
CITY OF BAYONNE
MINUTES OF MEETING
JANUARY 29, 2024

A special meeting of the City of Bayonne Planning Board was held on Tuesday, January 29, 2024 in the Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey.

Chairperson Fiermonte called the meeting to order at 6:38 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 Valado, Booker, Beiro, Lach, and Maiorano. Mayor Davis, Secretary Becker, Commissioners Veloz and Lawandy were not present.

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

<u>Adoption of Minutes:</u>

Chairperson Fiermonte made a motion to adopt the minutes of the special meetings held on January 9, 2024. Vice-chairperson Valado seconded the motion. A unanimous vote of eligible members followed.

P-23-017 – MAHALAXMI BAYONNE URBAN RENEWAL, LLC – Site: One Flagship Street; Block 751, Lots 1.11, 1.14 and 1.15 *[The applicant seeks an amendment to the GDP only for Block 751, Lots 1.11, 1.14, and 1.15 where relief is requested from the requirement to provide 10% landscaping in parking areas where 0% is proposed where all parking is provided in interior structures.]*

Mr. Campisano advised that Mr. Pepe made a request to have this matter carried and called him up to the podium. Donal Pepe, Esq., the attorney for the applicant, requested the matter be carried to the March 12, 2024 meeting.

Chairperson Fiermonte made a motion to carry this matter until the March 12, 2024 meeting without further notice on the part of the applicant and Vice-chairperson Valado seconded the motion. A unanimous vote followed.

Public Hearing (Item VI.):

P-23-027 – THE GAMAL GROUP CORPORATION – Site: 35 Avenue A; Block 361, Lot 12; Block 362, Lot 3 *[The applicant is seeking preliminary and final major site plan approval along with bulk variances to erect two buildings which will have a total of 299 residential apartments along with 5,143 sf of retail and 16,433 sf of amenity space.]*

Glenn Kienz, Esq., the attorney for the applicant, offered his exhibits into evidence and apologized for the late start to the meeting, however, an agreement was made with the neighbor property

Frank Vitolo, Esq. attorney for the ownership of Togus (the recently approved film studio – 1888 Studios, LLC), advised that a Memorandum of Understanding has been signed, however, advised that two items were revised, and they are in regard to screening: 1.) Building A will have twenty screened units and 2.) Building B will have sixteen screened units. Mr. Vitolo testified that his presence is due to material concerns for the impact of this project affecting the 1888 Studios Film Studio.

Mr. Kienz then called upon his first witness to testify.

Witness #1:

Christiano Pereira, an Architect with CPA Architecture who is licensed in the State of New Jersey, was accepted as an expert witness and sworn in. He testified to Building A and Building B which will both front on Avenue A. Mr. Pereira explained that these buildings will operate similarly to a hotel with room service from the restaurant for the residential tenants. He discussed both Buildings A and B in great detail. Mr. Pereira also advised that a scorecard for LEED will give then a score of over 50, therefore, a LEED Silver certification. He advised that there is no phasing plan proposed and that both buildings will be built at the same time.

Board questions:

Chairperson Fiermonte and Commissioner Valado questioned Mr. Pereira about the pool bridge. Mr. Slaugh, Ms. Mack and Mr. Raichle questioned Mr. Pereira and suggested a phasing plan not be proposed but suggested that both buildings could be built independently and be CO's independently as well.

Resident questions:

There were no questions from the public.

Witness #2:

Matthew Neuls, an Engineer licensed in the State of New Jersey, was accepted as an expert witness, and sworn in. He described the project site and how it meets the requirements of the Redevelopment Plan. Mr. Neuls testified to the Site Plan and explained the proposal, including the parking requirement/proposal, landscaping, stormwater, and the open space requirement.

<u>Board questions:</u>

Mr. Raichle made comment to Mr. Neuls.

<u>Resident questions:</u>

There were no questions from the audience.

A short break was taken at 8:15. Mr. Campisano took a roll call and the meeting reconvened at 8:27 pm.

<u>Witness #3</u>:

Christopher Tiessen, President and CEO or Klaus Parking Equipment (Vendor), was accepted as an expert witness, and sworn in. He advised that his company has provided fifty-five parking spaces at another project that was approved at 222 Avenue E. He described that the self-parking system is very reliable and from a third-generation, family-owned company. Mr. Tiessen explained proposed parking and how the system operates, including how electric vehicle charging and valet designated parking spaces. Mr. Kienz asked the Board to accept the additional exhibit of A-26 - Klaus Multiparking Presentation.

<u>Board questions:</u>

There were no questions from the Board.

<u>Resident questions:</u>

There were no questions from the audience.

<u>Witness #4</u>:

Joseph Steiger, a Traffic Engineer/Planner licensed in the State of New Jersey, was accepted as an expert witness, and sworn in. He described the traffic counts that were taken, the future conditions that were evaluated, and manual growth rate that was used to create the traffic report for all uses. Mr. Steiger testified to the variances being requested; driveways on Avenue A, space in between the driveways, sidewalk design and signage.

Board questions:

Mr. Slaugh, Mr. Raichle and Ms. Mack questioned Mr. Steiger or made comment.

Resident questions:

There were no questions from the audience.

Closing Statement:

Mr. Kienz made a closing statement with regard to this matter but advised that the pool is no longer an option for the bridge.

Closed Caucus:

Chairperson Fiermonte advised that she appreciates this project and is glad the pool is removed as it was distractable. She advised that she is in favor of this project and her fellow Commissioners concurred.

Vice-Chairperson Valado made a motion to forward the Board's recommendation on the adoption of the Amended and Restate 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 January 29, 2024:

RECORDED VOTE:

Commissioners	*Aye*	*Nay*	*Abstain*	*Recuse*	*Absent*	*Not Voting*
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 (Mayoral Designee)	[ ]	[ ]	[ ]	[ ]	[X]	[ ]

On motion by Commissioner Valado, seconded by Commissioner Booker, the Board unanimously voted to close the meeting. The meeting adjourned at 9:09 pm.

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