



**PLANNING BOARD
CITY OF BAYONNE
MINUTES OF MEETING
MAY 14, 2024**

A regular meeting of the City of Bayonne Planning Board was held on Tuesday, May 14, 2024 in the Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey.

Chairperson Fiermonte called the meeting to order at 6:09 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 Booker, Veloz, Beiro and Lach. Mayor Davis, Secretary Becker, Commissioners Valado, Maiorano, and Lawandy 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, and Alicia Losonczy, Planning/Zoning Board of Adjustment Administrator.

Adoption of Minutes:

Chairperson Fiermonte made a motion to adopt the minutes of the special meetings held on April 9, 2024. Commissioner Booker seconded the motion. A unanimous vote of eligible members followed.

Communications:

- Municipal Council resolution authorizing and directing the Planning Board to prepare a Redevelopment Plan for property located at 19-45 West 55th Street in City Block 28, Lots 2 and 3 pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. **(P-24-004 Flortek Corporation Industrial Site)**
- Municipal Council resolution authorizing and directing the Planning Board to conduct a preliminary investigation to determine whether certain properties located at 13 East 33rd Street and 734-756 Broadway designated as City Block 140, Lots 2, 56, 57, 58, 59.01, 60, 61, and 62 constitute a non-condemnation area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. **(P-20-005 - Chiropractic Office)**
- Municipal Council resolution authorizing and directing the Planning Board to conduct a preliminary investigation to determine whether certain properties located at 11-13 West 47th Street, 973-975, 979, and 983-987 Broadway and 12 West 48th Street; designated as Block 70, Lots 19, 20, 21.01, 23 and 24 within the City constitutes a condemnation or non-condemnation area in need of redevelopment pursuant to the Local Redevelopment Housing Law, N.J.S.A. 40A:12A-1 et seq. **(P-24-012 former Avanti's Restaurant)**
- Municipal Council resolution authorizing and directing the Director of Planning, Zoning, and Development (Joseph Skillender, Esq.) to perform an analysis of the City's Master Plan, zoning, planning, noise and/or other ordinances to ascertain if there are changes that can be made to improve the quality-of-life issues attendant to residential homes that are in close proximity to commercial and industrial properties no later than August 15, 2024 **(P-24-018)**
- Municipal Council resolution authorizing and directing the Planning Board to reopen and amend the 8th Street Station Rehabilitation Area Plan which includes property located at 26 North Street and designated as City Block 297, Lot 3 pursuant to the Local Redevelopment Housing Law, N.J.S.A. 40A:12A-1 et seq. **(P-24-013 former Pagano's)**
- Municipal Council resolution authorizing and directing the Planning Board to reopen and consider amendments to the Peninsula at Bayonne Harbor Station South Redevelopment Plan **(P-24-014)**
- Municipal Council resolution authorizing and directing the Planning Board to conduct a preliminary investigation to determine whether certain properties located at 657-663 Broadway and designated as Block 158, Lots 22, 23, and 24 within the City constitutes a condemnation or non-condemnation area in need of redevelopment pursuant to the Local Redevelopment Housing Law, N.J.S.A. 40A:12A-1 et seq. **(P-24-015 Hudson Radiology)**
- Municipal Council resolution authorizing and directing the Planning Board to conduct a preliminary investigation to determine whether certain properties located at 745-747 Broadway and known within the City as Block 139, Lots 18 and 19 within the City constitutes a condemnation or non-condemnation area in need of redevelopment pursuant to the Local Redevelopment Housing Law, N.J.S.A. 40A:12A-1 et seq. **(P-24-016 Castle Clock Shop)**

- Letter from Matthew P. Posada, Esq. dated April 1, 2024 for Adam A. Enterprise, Inc (Site: 1207-1211 JFK Boulevard in City Block 24, Lots 2 and 3) requesting a one-year extension until September 14, 2025 within which to commence construction (**P-21-007**)
 - Chairperson Fiermonte made the motion to approve the extension up to and including September 14, 2025 and after Commissioner Booker seconded the motion, a unanimous vote followed.
- Letter from Matthew P. Posada, Esq. dated April 1, 2024 for Bayonne Luxury Waterwalk, LLC (Site: 219 West 5th Street in City Block 301.01, Lots 1 and 3) requesting a one-year extension until June 13, 2025 within which to commence construction (**P-22-033**)
 - Chairperson Fiermonte made the motion to approve the extension up to and including June 13, 2025 and after Commissioner Booker seconded the motion, a unanimous vote followed.
- Municipal Council resolution authorizing and directing the Planning Board to conduct a preliminary investigation to determine whether certain properties located at 102 ½ - 116 Avenue E designated as City Block 467, Lots 10, 11, 12, 13, and 14 constitute a non-condemnation area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (**P-24-006 Bielan Property**)
- Municipal Council resolution authorizing and directing the Planning Board to conduct a preliminary investigation to determine whether certain properties located at 508 and 510-514 Avenue A and 134-136 West 26th Street designated as City Block 208, Lots 1.01, 4, and 35 constitute a non-condemnation area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (**P-24-019 former auto repair garage**)
- Letter from Paul N. Weeks, Esq. dated May 2, 2024 for Quattro Amici, LLC (Site: 585 Avenue E in City Block 121, Lot 25) requesting the matter be carried to the June 11, 2024 meeting; new publication and notices to be sent (**P-24-011**)
- Letter from Michael Miceli, Esq. dated April 29, 2024 for Bayview JV, LLC (Site: 175 Avenue A; Block 300.01, Lots 1, 2, and 3; Block 301.03, Lots 1.02, 2, and 3; Block 511, Lot 1) requesting an extension for Application P-23-020 for Minor Subdivision approval with bulk variance relief to subdivide a portion of Block 301.03, Lot 3 to Block 301.03, Lot 1.02 and for subsequent Application P-24-008 for an amended subdivision approval to further subdivide additional portion(s) of Block 301.03, Lots 2 and 3 to Lot 1.02 (the second minor subdivision) up to and including May 14, 2025 within which to commence construction and have the subdivisions perfected (**P-23-020 and P-24-008**)
 - Chairperson Fiermonte made the motion to approve the extension up to and including May 14, 2025 and after Commissioner Lack seconded the motion, a unanimous vote followed.

Item VI. - Public Hearing:

P-23-005 - Presentation of a Redevelopment Plan for property located at 37 West 25th Street, 35 West 25th Street, and 21-29 West 25th Street in City Block 183, Lots 5, 6, and 8.01 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. (*Forum Fitness/Kessler Center*)

Consulting City Planner Brian Slaugh, PP, AICP provided expert testimony about this Redevelopment Plan. Mr. Slaugh discussed the permitted uses, streetscape standards, parking requirements, and design standards.

Board questions:

Chairperson Fiermonte and Commissioner Booker made comment to Mr. Slaugh. Ms. Mack made comment that this is a good plan.

Resident questions:

There were no questions from the audience.

Board/Resident Statements:

There were no statements from the Board or audience.

Chairperson Fiermonte made a motion to forward the Board's recommendation on the adoption of the Redevelopment Plan and Commissioner Booker seconded the motion.

The following vote to approve the Redevelopment Plan was taken at the hearing on May 14, 2024:

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)						

Item VII. - Public Hearing:

P-24-014 - Presentation of an amendment to the Peninsula at Bayonne Harbor South Redevelopment Plan for property located in City Block 751 as shown on the official Tax Map of the City of Bayonne

Mr. Campisano advised that this matter will be carried to the June 11, 2024 meeting and requested a motion be made for this.

- Chairperson Fiermonte made the motion to carry this matter to the June 11, 2024 meeting and after Commissioner Booker seconded the motion, a unanimous vote followed.

Item VIII. - Public Hearing:

P-23-013 - **Presentation of a Non-Condensation Area in Need of Redevelopment Study/Investigation for property located at 361-363, 365-371 and 373 JFK Boulevard in City Block 262, Lots 7, 8, and 9 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 pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (*former auto garage use*)**

City Planner Suzanne Mack, PP, AICP provided expert testimony as to the Area in Need of Redevelopment Study for the property that was a former auto garage use and gave a current description of this area. Ms. Mack testified to the property analysis, her findings, and discussed how this property is right for redevelopment. She explained that this vacant lot does not have a very welcoming streetscape, is underutilized, abandoned, and therefore, she recommends this study be approved by the Board.

Board questions:

There were no questions from the Board.

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 Booker seconded the motion.

The following vote to forward the Board's recommendation was taken at the hearing on May 14, 2024:

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)						

Item IX. - Public Hearing:

P-24-006 – Presentation of a Non-Condensation Area in Need of Redevelopment Study/Investigation for property located at 102 ½ – 116 Avenue E in City Block 467, Lots 10 - 14 to determine whether said property constitutes a non-condemnation area in need of redevelopment pursuant to the LRHL, N.J.S.A. 40A:12A-1 et seq. (Bielan Property)

City Planner Suzanne Mack, PP, AICP provided expert testimony as to the Area in Need of Redevelopment Study for this property. She testified to the property analysis, her findings and discussed why this property falls under obsolescence and should be considered for redevelopment, therefore, recommends this study be approved by the Board.

Board questions:

There were no questions from the Board.

Resident questions:

There were no questions from the general public.

Commissioner Booker made a motion to forward the Board's recommendation on the adoption of the Study and Chairperson Fiermonte seconded the motion.

The following vote to forward the Board's recommendation was taken at the hearing on May 14, 2024:

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)						

Item X. - Public Hearing:

P-24-017– Presentation of a Non-Condemnation Area in Need of Redevelopment Study/Investigation for property located at 33-37 East 18th Street; Block 226, Lots 12, 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 pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (37 East 18th Street Site)

City Planner Suzanne Mack, PP, AICP provided expert testimony as to the Area in Need of Redevelopment Study for the properties listed above. She testified to the property analysis, her findings and why she recommends this study be approved by the Board for this quarter acre stie.

Board questions:

Commissioner Booker opined that this is a good proposal for the area.

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 Booker seconded the motion.

The following vote to forward the Board's recommendation was taken at the hearing on May 14, 2024:

<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)						

Item X. - Adoption of Resolutions:

- **P-23-030 – ZARA REALTY, LLC (MOHAMMAD CHAUDHRY) – Site: 7 West 8th Street; Block 283, Lot 23.01**
 - Chairperson Fiermonte made a motion to approve the resolution and Commissioner Veloz seconded the motion.

The following vote to approve the Resolution was taken at the hearing on May 14, 2024:

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-23-031 – BAYONNE BAY DEVELOPERS URBAN RENEWAL, LLC – Site: Peninsula at Bayonne Harbor; Block 820, Lot 1 (Phase 3)**
 - Chairperson Fiermonte made a motion to approve the resolution and Commissioner Booker seconded the motion.

The following vote to approve the Resolution was taken at the hearing on May 14, 2024:

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-23-032 – 309 BROADWAY REALTY, LLC – Site: Block 257, Lot 12**
 - Chairperson Fiermonte made a motion to approve the resolution and Commissioner Veloz seconded the motion.

The following vote to approve the Resolution was taken at the hearing on May 14, 2024:

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-23-005 – RDP– Site: 21-29, 35 and 37 West 25th Street; Block 183, Lots 5, 6, and 8.01**
 - Chairperson Fiermonte made a motion to approve the resolution and Commissioner Booker seconded the motion.

The following vote to approve the Resolution was taken at the hearing on May 14, 2024:

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-23-013 – AINOR – Site: 361-363, 365-371 and 373 JFK Boulevard; Block 262, Lots 7, 8, and 9**
 - Chairperson Fiermonte made a motion to approve the resolution and Commissioner Veloz seconded the motion.

The following vote to approve the Resolution was taken at the hearing on May 14, 2024:

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-24-006 - AINOR Site: 102 ½ – 116 Avenue E; Block 467, Lots 10 - 14**

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

The following vote to approve the Resolution was taken at the hearing on May 14, 2024:

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-24-017 - AINOR Site: 33-37 East 18th Street in City Block 226, Lots 12, 13, and 14**

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

The following vote to approve the Resolution was taken at the hearing on May 14, 2024:

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-21-007 – ADAM A. ENTERPRISE, INC Site: 1207-1211 JFK Boulevard; Block 24, Lots 2 and 3 (*extension*)**
 - Chairperson Fiermonte made a motion to approve the resolution and Commissioner Veloz seconded the motion.

The following vote to approve the Resolution was taken at the hearing on May 14, 2024:

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-22-033 - BAYONNE LUXURY WATERWALK, LLC Site: 219 West 5th Street; Block 301.01, Lots 1 and 3 (*extension*)**
 - Chairperson Fiermonte made a motion to approve the resolution and Commissioner Booker seconded the motion.

The following vote to approve the Resolution was taken at the hearing on May 14, 2024:

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 and P-24-008 – BAYVIEW JV, C/O LARKEN ASSOCIATES - Site: 175 Avenue A; Block 300.01, Lots 1, 2, and 3; Block 301.03, Lots 1.02, 2, and 3; Block 511, Lot 1 (*extension*)**
 - Chairperson Fiermonte made a motion to approve the resolution and Commissioner Booker seconded the motion.

The following vote to approve the Resolution was taken at the hearing on May 14, 2024:

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-24-002 - BAYONNE ENERGY CENTER URBAN RENEWAL III, LLC Block 419, Lot 1; Block 482, Lot 9.02 (*corrective resolution*)**
 - Chairperson Fiermonte made a motion to approve the resolution and Commissioner Booker seconded the motion.

The following vote to approve the Resolution was taken at the hearing on May 14, 2024:

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 Chairperson Fiermonte, seconded by Commissioner Booker, the Board unanimously voted to close the meeting. The meeting adjourned at 7:32 pm.

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

/akl