



**PLANNING BOARD
CITY OF BAYONNE
MINUTES OF MEETING
JULY 9, 2024**

A regular meeting of the City of Bayonne Planning Board was held on Tuesday, July 9, 2024 in the Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey.

Chairperson Fiermonte called the meeting to order at 6:10 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, Beiro, and Lach. Mayor Davis, Commissioners Booker, Maiorano, and Quintela were not present (Commissioner Valado joined the meeting at 6:20*).

Also present were Richard N. Campisano, Esq., Board Counsel, Robert J. Russo, City Engineer, James Clavelli, PP, AICP consulting 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 June 11, 2024. Commissioner Veloz seconded the motion. A unanimous vote of eligible members followed.

Communications:

- **P-23-017** – Communication from Donald Pepe, Esq. dated July 9, 2024 requesting the matter be carried to the hearing scheduled for September 10, 2024 for MAHALAXMI BAYONNE URBAN RENEWAL, LLC – One Flagship Street; Block 751, Lots 1.11, 1.14 and 1.15 with no further notice on the part of the applicant

- Chairperson Fiermonte made the motion to carry the matter to the September 10, 2024 hearing with no further notice required of the applicant and Commissioner Becker seconded the motion.
- **P-23-002 MCR 54 RT 440 Lot 6 LLC; Block 452.02, Lot 6** – Richard Campisano advised that the attorney for this matter has published notice that this matter would be heard this evening, however, the application is not yet complete, therefore, will not be heard at this hearing
- Council resolution authorizing and directing the Planning Board to prepare a Redevelopment Plan for property located at 361-362, 365-371, and 373 Kennedy Boulevard in City Block 262, Lots 7, 8, and 9 pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. **(P-23-013)**
- Municipal Council resolution authorizing and directing the Planning Board to prepare a Redevelopment Plan for property located at 102 ½ - 116 Avenue E and known within the City as Block 467, Lots 10, 11, 12, 13, and 14 pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. **(P-24-006)**
- Municipal Council resolution authorizing and directing the Planning Board to prepare a Redevelopment Plan for property located at 33-37 East 18th Street in City Block 226, Lots 12, 13, and 14 pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. **(P-24-017)**
- Municipal Council resolution authorizing and directing the Planning Board that if and upon the preliminary investigation determines the subject Property meets the statutory criteria to be deemed a non-condemnation area in need of redevelopment, the Planning Board is further directed to prepare a Redevelopment Plan for the property located at 1191-1195, 1197, and 1199 John F. Kennedy Boulevard designated as City Block 32, Lots 10, 11, and 12 pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. **(P-24-025)**
- Municipal Council resolution authorizing and directing the Planning Board to prepare a Redevelopment Plan for property located at 15 Agnes Street in City Block 232, Lot 10 pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. **(P-24-024)**

Public Hearing (Item VII):

P-24-011 – QUATTRO AMICI, LLC – Site: 585 Avenue E; Block 121, Lot 25 *[The applicant is seeking preliminary and final major site plan approval to construct a studio dwelling unit in the existing finished portion of the basement; bulk variance relief is sought for lot area, lot*

frontage, front yard setback, coverage, gross habitable floor area, unoccupied open space and number of off-street parking spaces.

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

****Commissioner Valado joined the meeting at 6:20 pm.***

Witness #1:

Stephen Kawalek, an Architect licensed in the State of New Jersey, was accepted as an expert witness and sworn in. He testified to the site, the proposed project, and the variances being requested.

Board questions:

Mr. Russo, Mr. Clavelli, and Chairperson Fiermonte questioned Mr. Kawalek.

Resident questions:

There were no questions from the general public.

Board/Resident Statements:

There were no statements from either the Board or the general public.

Closing Statement:

Mr. Weeks requested the Board approve this application as it would not cause any detriment to the neighborhood. He advised that each tenant utilizes the impervious space in the rear and asked that the Board allow the pervious/impervious coverage proposed.

Commissioner Veloz made comment with regard to the pervious coverage Chairperson Fiermonte provided comment, asking that the backyard be cleaned up. Mr. Weeks said that the applicant would be willing to work on fixing up the backyard area.

Vice-Chairperson Valado made a motion to approve this application and Commissioner Becker seconded the motion.

The following vote to approve the application was taken at the hearing on July 9, 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]	[]	[]	[]	[]	[]
Michael Quintela	[]	[]	[]	[]	[X]	[]
James Davis, Mayor	[]	[]	[]	[]	[X]	[]
Ramon Veloz	[X]	[]	[]	[]	[]	[]
(Mayoral Designee)						

Adoption of Resolutions:

- **P-23-033 – 38 EAST 25TH STREET, LLC - Site: 38 East 25th Street; Block 191, Lot 6**
 - Chairperson Fiermonte made a motion to approve the resolution and Vice-Chairperson Valado seconded the motion.

The following vote to Memorialize the Resolution was taken at the hearing on July 9, 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]	[]	[]	[]	[]	[]
Mike Quintela	[]	[]	[]	[]	[X]	[]
James Davis, Mayor	[]	[]	[]	[]	[X]	[]
Ramon Veloz	[X]	[]	[]	[]	[]	[]
(Mayoral Designee)						

On motion by Chairperson Fiermonte, seconded by Commissioner Valado, the Board
unanimously voted to close the meeting. The meeting adjourned at 6:41 pm.

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

/akl