



**PLANNING BOARD
CITY OF BAYONNE
MINUTES OF MEETING
SEPTEMBER 10, 2024**

A regular meeting of the City of Bayonne Planning Board was held on Tuesday, September 10, 2024 in the Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey.

Acting-Chairperson Maiorano called the meeting to order at 6:14 p.m. and led all in the Pledge of Allegiance to the Flag. Acting-Chairperson Maiorano 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 Acting-Chairperson Maiorano, Commissioners Veloz, Booker, Beiro and Lach. Mayor Davis, Chairperson Fiermonte, Secretary Becker, Commissioners Valado and Quintela 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 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 regular meeting held on July 9, 2024. Commissioner Maiorano seconded the motion. A unanimous vote followed.

Communications:

- **P-24-027** Municipal Council resolution authorizing and directing the Planning Board to conduct a preliminary investigation to determine whether certain properties located at 81-87 East 22nd Street in City Block 449, Lots 6 and 7.01 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. (*Chiropractic Office*)

- Communication dated August 27, 2024 requesting a one-year extension for Parkview Realty Urban Renewal, LLC/Lehigh Realty Co, Inc. Site: 101 East 32nd Street; Block 445, Lot 1.01; Block 450, Lots 1, 10.01, 10.02, 22, 23, 24; Block 451, Lots 1.01 and 2.05 **(P-20-002)**
 - Commissioner Lack made the motion to carry the matter to the October 8, 2024 hearing with no further notice required of the applicant and Acting-Chairperson Maiorano seconded the motion.
- Communication dated September 15, 2024 requesting a one-year extension for Woodmont Bayonne Phase 2 Urban Renewal, LLC Site: West 53rd Street; Block 37, Lot 1 **(P-21-023)**
 - Commissioner Veloz made the motion to approve the extension and Acting-Chairperson Maiorano seconded the motion. A unanimous vote followed.
- Communication dated August 21, 2024 requesting one-year extension for BCP, LLC Site: 2nd Street and Right-of-way off of Avenue A **(P-20-022)**
 - Commissioner Lack made the motion to approve the extension and Acting-Chairperson Maiorano seconded the motion. A unanimous vote followed.
- Communication dated August 21, 2024 requesting a one-year extension for BCP, LLC Site: 796 and 798-804 Avenue E; Block 393, Lots 19 and 20 **(P-20-023)**
 - Commissioner Lack made the motion to approve the extension and Acting-Chairperson Maiorano seconded the motion. A unanimous vote followed.
- **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
 - Commissioner Lack made the motion to approve the extension and Acting-Chairperson Maiorano seconded the motion. A unanimous vote followed.
- Mr. Campisano advised that Item VII – P-24-006: The Redevelopment Plan for property located at 102 ½ -116 Avenue E; Block 467, Lots 10, 11, 12, and 13 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. would not be heard this evening **(P-24-006–Bielan Property)**

Presentation of Zoning Ordinance Amendment (Item VI):

P-24-001 (m) Presentation of an amendment to the City of Bayonne Ordinance,

Chapter 35-4.14 Fences, Walls and Buffers

Presentation by Joseph D. Skillender, Esq., Director of Planning, Zoning, and Development of the addition of if there is a border fence, an applicant would not be permitted to place a second fence directly near it.

Board questions:

Acting Chairperson Maiorano questioned the reason for this ordinance change.

Resident questions:

There were no questions from the general public.

Statements:

There were no statements from the audience.

Acting-Chairperson Maiorano made a motion to forward the Board's recommendation on the City Council to modify the Ordinance and Commissioner Booker seconded the motion.

The following vote to approve the amendment to the Zoning Ordinance was taken at the hearing on September 10, 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 (Mayoral Designee)	[]	[]	[]	[]	[X]	[]

Public Hearing (Item VIII):

P-23-024 – Presentation of a Redevelopment Plan for property located at 15-21 East 23rd Street in City Block 198, Lots 1 and 2 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 (St. Micheal's)

Board questions:

Acting Chairperson Maiorano questioned Mr. Slaugh.

Resident questions:

There were no statements from the general public.

Board/Resident Statements:

There were no statements from the Board or audience.

Commissioner Booker made a motion to forward the Board's recommendation on the adoption of the Redevelopment Plan and Acting-Chairperson Maiorano seconded the motion. A unanimous vote followed.

The following vote to approve the Redevelopment Plan was taken at the hearing on September 10, 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)						

Public Hearing (Item IX):

P-24-021 – 111 AVENUE F URBAN RENEWAL, LLC – Site: 86-92 East 22nd Street;

Block 456, Lots 7, 8.01, 8.02, 8.03, 9, and 10 *[The applicant is seeking preliminary and final major site plan approval to construct a six-story building consisting of 65 units; variance relief is sought for maximum height.]*

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

Witness #1:

Al Sambade, PP, a Professional Planner and Architect licensed in the State of New Jersey, was accepted as an expert witness and sworn in. He oriented the Board to the location of the property and advised that after Super Storm Sandy there was approximately two feet of oily water in the building at the site. He advised that the property is in a Redevelopment Plan and all the six houses previously contained on the properties have been demolished as a result of the destruction from Super Storm Sandy. Mr. Sambade testified to the details of the project; which will be in conformity to the Redevelopment Plan except for one deviation which is the first-floor parking level. It is a little bit higher than permitted, however, is as a result of being in the FEMA Flood Zone. He explained the elevations, façade, lighting, landscape, and other details for this proposal. Mr. Sambade testified that regular trash removal and recycling will be taken care of by a private hauler as often as needed and the applicant will seek a LEED Silver Certification. He opined that this project would not be a substantial detriment to the public good and recommends approving it as it would be a good project for the site and for the neighborhood.

Board questions:

Commissioners Booker, Veloz, and Lack questioned Mr. Sambade. Mrs. Mack and Mr. Slaugh made a comment.

Resident questions:

There were no questions from the general public.

Board/Resident Statements:

There were no statements from the Board or audience.

Closing Statement:

Mr. Miceli advised that the deviations are minor and asked that the Board approve this project.

Commissioner Lack made a motion to approve the application and Commissioner Veloz seconded the motion.

The following vote to approve the application was taken at the hearing on September 10, 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 (Mayoral Designee)	[X]	[]	[]	[]	[]	[]

Adoption of Resolutions:

- **P-20-022 – BCP, LLC - Site: 2nd Street and Right of Way Off Avenue A**
 - Commissioner Lack made a motion to approve the resolution and Acting-Chairperson Maiorano seconded the motion.

The following vote to approve the resolution was taken at the hearing on September 10, 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 (Mayoral Designee)	[X]	[]	[]	[]	[]	[]

- **P-20-023- BCP, LLC – Site: 796 and 798-804 Avenue E; Block 393, Lots 19 and 20**

- Commissioner Lack made a motion to approve the resolution and Acting-Chairperson Maiorano seconded the motion.

The following vote to approve the resolution was taken at the hearing on September 10, 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)						

- **P-20-002- Parkview Realty Urban Renewal, LLC/RAM Development LLC/Lehigh Realty Co., Inc; Block 445, Lot 1.02; Block 450, Lots 1, 10.01, 10.02, 22, 23, and 24; Block 451, Lots 1.01 and 2.05**

- Commissioner Lack 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 September 10, 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)						

- **P-24-011 – Quattro Amici Realty, LLC – Site: 585 Avenue E; Block 121, Lot 25**

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

The following vote to approve the application was taken at the hearing on September 10, 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)						

- **P-21-023- Woodmont Bayonne Phase 2 Urban Renewal, LLC; Site: West 52nd Street; Block 37, Lot 1**

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

The following vote to approve the application was taken at the hearing on September 10, 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)						