



**PLANNING BOARD
CITY OF BAYONNE
MINUTES OF MEETING
OCTOBER 8, 2024**

A regular meeting of the City of Bayonne Planning Board was held on Tuesday, October 8, 2024 in the Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey.

Chairperson Fiermonte called the meeting to order at 6:13 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, Vice-Chairperson Valado, Commissioners Booker, Veloz, and Lach. Mayor Davis, Secretary Becker, Commissioners Maiorano, Beiro, 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 Booker made a motion to adopt the minutes of the regular meeting held on September 10, 2024. Commissioner Lach seconded the motion. A unanimous vote of eligible members followed.

Communications:

- **P-23-029** – Communication from Michael Higgins, Esq. dated September 27, 2024 requesting the application for P-23-029 – JOHN AND MARYANN, LLC – Site: 229 Avenue B; Block 55, Lot 25 be carried until the November 4, 2024 regular meeting with no further notice on the part of the applicant
 - Vice-Chairperson Valado made the motion to carry this application to the regular meeting scheduled for November 4, 2024 with no further notice on the part of the applicant. Chairperson Fiermonte seconded the motion, and a unanimous vote followed.
- **P-22-021** – Communication from Michael Miceli, dated September 11, 2024 requesting a one-year extension of zoning protection for P-22-021-DUKE REALTY BAYONNE URBAN RENEWAL, LLC (formerly Duke Realty Bayonne Development, LLC) – Site: East 22nd Street and Between Hook Road and Avenue I; Block 465, Lot 9; Bloc 466, Lot 1 through December 13, 2025
 - Vice-Chairperson Valado made the motion to approve this extension and Chairperson Fiermonte seconded the motion, and a unanimous vote followed.
- **P-23-017** – Communication from Donald Pepe, Esq. through Joseph Skillender, Esq., Director of Planning, Zoning and Development, requesting the application for MAHALAXMI BAYONNE URBAN RENEWAL, LCL – Site: One Flagship Street; Block 751 Lots 1.11, 1.14 and 1.15 be carried until the December 4, 2024 regular meeting with no further notice on the part of the applicant
 - Chairperson Fiermonte made the motion to carry this application to the regular meeting scheduled for November 4, 2024 with no further notice on the part of the applicant. Vice-Chairperson Valado seconded the motion, and a unanimous vote followed.

Item VII. - Public Hearing:

P-24-006 - Presentation of a Redevelopment Plan for property located at 102 ½ -116 Avenue E; Block 467, Lots 10, 11, 12, 13, and 14 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. (*Bielan/Dimentman Property*)

Consulting City Planner Brian Slaugh, PP, AICP provided expert testimony about this Redevelopment Plan. Mr. Slaugh gave an overview of the site, advised permitted uses, streetscape standards and intent with this plan for these parcels.

Board questions:

Chairperson Fiermonte, Commissioners Veloz and Booker questioned Mr. Slaugh.

Resident questions:

Scott Wasmuth questioned Mr. Slaugh.

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. A unanimous vote followed.

The following vote to approve the Redevelopment Plan was taken at the hearing on October 8, 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)						

Item VIII. - Public Hearing:

P-22-007 - Presentation of a Redevelopment Plan for property located at 173-179 Avenue F; Block 442, Lots 6, 7, 8, and 9 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. (*former Walczyk's Tavern*)

Consulting City Planner Brian Slaugh, PP, AICP provided expert testimony about this Redevelopment Plan. Mr. Slaugh discussed this floodplain area, the permitted uses, streetscape standards and intent with this plan for these parcels. He explained that he created an errata sheet for this plan as modifications had been made. The changes are reflected in Mr. Slaugh's memo dated October 4, 2024.

Board questions:

There were no questions from the Board.

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 Vice-Chairperson Valado seconded the motion. A unanimous vote followed.

The following vote to approve the Redevelopment Plan was taken at the hearing on October 8, 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)						

Item IX. - Public Hearing:

P-24-007 – AVIGDOR KLEIN – Site: 239 Avenue E; Block 212, Lot 18 *[The applicant is seeking preliminary and final major site plan approval for the existing third floor apartment located on the ground floor; variance relief is being sought for Lot Area, Lot Frontage, Front Yard Setback, and Parking.]*

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

Witness #1:

Steve Kawalek, an Architect licensed in the State of New Jersey, was accepted as an expert witness and sworn in. He testified to the existing structure and lot located in the TDD Zone. Mr. Kawalek explained details about the building which contains three three-bedroom dwelling units (having one on each floor) and testified to the relief being requested for this proposal. He advised that the first-floor unit is the only unit to have access to the rear yard as well as the basement. Mr. Kawalek opined that the application has valid proof as to why this application should be approved.

Board questions:

Commissioner Valado questioned if this property is located in a flood zone and Mr. Kawalek advised that it is not located in the flood zone. Mr. Slauch questioned Mr. Kawalek.

Resident questions:

Scott Wasmuth, who resides at 241 Avenue E, spoke about the building being in poor condition and asked if renovations will be performed. Mr. Kawalek advised that both the City and Stated will provide inspections.

Closing Comments:

Chairperson Fiermonte made a motion to approve this application and Vice-Chairperson Valado seconded the motion. A unanimous vote followed.

The following vote to approve the application was taken at the hearing on October 8, 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-24-021 – 111 AVENUE F PARTNERS URBAN RENEWAL, LLC – Site: 86-92 East 22nd Street in City Block 456, Lots 7, 8.01, 8.02, 8.03, 9 and 10**
 - Commissioner Veloz made a motion to approve the resolution and Chairperson Fiermonte seconded the motion.

The following vote to approve the Memorializing of the Resolution was taken at the hearing on October 8, 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-24-006 – Redevelopment Plan for 102 ½ -116 Avenue E; Block 467, Lots 10, 11, 12, 13, and 14 (Bielan/Dimentman Property)**
 - Chairperson Fiermonte made a motion to approve the resolution and Vice-Chairperson Valado seconded the motion.

The following vote to approve the Memorializing of the Resolution was taken at the hearing on October 8, 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-22-007 – Redevelopment Plan for 173-179 Avenue F; Block 442, Lots 6, 7, 8, and 9**
 - Chairperson Fiermonte made a motion to approve the resolution and Commissioner Valado seconded the motion.

The following vote to approve the Memorializing of the Resolution was taken at the hearing on October 8, 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-22-021 – P-22-021-DUKE REALTY BAYONNE URBAN RENEWAL, LLC** (formerly Duke Realty Bayonne Development, LLC) – Site: East 22nd Street and Between Hook Road and Avenue I; Block 465, Lot 9; Block 466, Lot 1
 - Chairperson Fiermonte made a motion to approve the resolution and Vice-Chairperson Valado seconded the motion.

The following vote to approve the Memorializing of the Resolution was taken at the hearing on October 8, 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 Vice-Chairperson Valado, the Board unanimously voted to close the meeting. The meeting adjourned at 7:20 pm.

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

/akl