



**PLANNING BOARD
CITY OF BAYONNE
MINUTES OF MEETING
NOVEMBER 4, 2024**

A regular meeting of the City of Bayonne Planning Board was held on Monday, November 4, 2024 in the Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey.

Chairperson Fiermonte called the meeting to order at 6:15 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, Maiorano, and Lach. Mayor Davis, Commissioners Secretary Becker, Commissioners Booker, Veloz 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, Barbara Ehlen PP, AICP consulting City Planner, Andrew Janiw 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 October 8, 2024. Vice-Chairperson Valado seconded the motion. A unanimous vote of eligible members followed.

Communications:

- Letter from Commissioner Jack Beiro resigning from the Board effective October 15, 2024

Public Hearing (Item X):

P-21-010 - Presentation of a Non-condemnation Area in Need of Redevelopment Study for property located at 13 East 33rd Street, 734-736, 738, 740, 742-746, 748, 750-754, 756 Broadway in City Block 140, Lots 2, 56, 57, 58, 59.01, 60, 61, and 62 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 in pursuant to the LRHL, N.J.S.A. 40A:12A-1 et seq. (*former Holiday Tree and Trim*)

Consulting City Planners Andrew Janiw, PP, AICP and Barbara Ehlen, PP, AICP provided expert testimony with regard to the Area in Need of Redevelopment Study. Mr. Janiw and Ms. Ehlen testified to the parcels within this study and advised which building are boarded up and which properties are located in the UEZ – Urban Enterprise Zone.

Board questions:

There were no questions from the Board.

Resident questions:

Thomas Olsen, Esq., is the attorney for RDA Realty (Dr. & Mrs. Iyengar) who own Lots 56, 57 and 58 advises that these three properties do not meet the criteria and would like the opportunity for extra time to present a Professional Planner. The request was not honored as Mr. Campisano advised that the City would like to move forward with this matter. Mr. Olsen questioned Mr. Janiw and Ms. Ehlen about these eight parcels that are owned by three different owners.

Board/Resident Statements:

Thomas Olsen, Esq., attorney for RDA Realty spoke in opposition of this Area in Need of Redevelopment Study.

Michael Miceli, Esq., attorney for other parcels involved in this study provided testimony that this study should be designated as an Area in Need of Redevelopment.

Chairperson Fiermonte made a motion to forward the Board's recommendation on the adoption of the Area in Need of Redevelopment Study and Commissioner Fiermonte seconded the motion. A unanimous vote followed.

The following vote to approve the Area in Need of Redevelopment Study was taken at the hearing on November 4, 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]	[]	[]	[]
Ahmed Lack	[X]	[]	[]	[]	[]	[]
Mike Quintela	[]	[]	[]	[]	[X]	[]
James Davis, Mayor	[]	[]	[]	[]	[X]	[]
Ramon Veloz	[X]	[]	[]	[]	[]	[]
(Mayoral Designee)						

Public Hearing (Item XI):

P-24-012 - Presentation of a Non-condemnation Area in Need of Redevelopment Study for property located at 11-13 West 47th Street, 973-975, 979, and 983-987 Broadway in City Block 70, Lots 19, 20, 21.01, 23, and 24 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 in pursuant to the LRHL, N.J.S.A. 40A:12A-1 et seq. (former *Avanti's Restaurant*)

Consulting City Planner Barbara Ehlen, PP, AICP provided expert testimony with regard to the Area in Need of Redevelopment Study. Ms. Ehlen testified to the parcels within this study and identified the criteria in which the property is designated as an Area in Need of Redevelopment. She testified to the deteriorating state of the buildings on the parcels.

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 Area in Need of Redevelopment Study and Vice-Chairperson Valado seconded the motion. A unanimous vote followed.

The following vote to approve the Area in Need of Redevelopment Study was taken at the hearing on November 4, 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]	[]	[]	[]	[]	[]
Ahmed Lack	[X]	[]	[]	[]	[]	[]
Mike Quintela	[]	[]	[]	[]	[X]	[]
James Davis, Mayor	[]	[]	[]	[]	[X]	[]
Ramon Veloz (Mayoral Designee)	[X]	[]	[]	[]	[]	[]

Public Hearing (Item VI.):

P-23-029 – JOHN & MARYANN, LLC – Site: 229 Avenue B; Block 55, Lot 25 *[The applicant is seeking minor subdivision and preliminary and final minor site plan approval to allow the property to be subdivided into two nonconforming lots and the construction of two new two-family homes on each lot; variances are required for lot area, lot width, lot frontage and lot coverage.]*

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

Witness #1:

Eduardo Galarza, an Architect licensed in the State of New Jersey, was accepted as an expert witness and sworn in. He testified to the layout of the proposed project and the four variances being sought. Mr. Galarza explained the trash removal, parking, and the installation of two new street trees and one will remain.

Board questions:

Chairperson Fiermonte questioned Mr. Galarza if there was access to the basement unit. He responded that entry was through the first-floor unit. Mr. Veloz questioned Mr. Galarza if it was a full bath in the basement and Mr. Galarza advised that it would only be a half bath. Mr. Russo questioned Mr. Galarza about the wall on the west side. Mr. Galarza advised that the wall will be removed. Mr. Slauch questioned Mr. Galarza if the area for the trash and recycling would be for both units and Mr. Galarza advised that the answer is yes. He also asked Mr. Galarza to discuss the proposed lighting.

Resident questions:

There were no questions from the general public.

Witness #2:

Kristen Russell, a Professional Planner, licensed in the State of New Jersey, was accepted as an expert witness and sworn in. She testified to the property located in the R-2 Zone and discussed the (c)2 variances being requested: lot area, lot frontage, lot width and height (in stories/not feet). Ms. Russell advised that the proposal brings the parcel in conformity to the block.

Board questions:

Commissioners Veloz and Lach questioned Ms. Russell.

Resident questions:

There were no questions from the general public.

Comments:

Tannen Dahlin questioned if the ownership would be owned or rented.

Chairperson Fiermonte made a motion to approve the 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 November 4, 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]	[]	[]	[]	[]	[]
Ahmed Lack	[X]	[]	[]	[]	[]	[]
Mike Quintela	[]	[]	[]	[]	[X]	[]
James Davis, Mayor	[]	[]	[]	[]	[X]	[]
Ramon Veloz	[X]	[]	[]	[]	[]	[]
(Mayoral Designee)						

**Short recess was taken at 7:25. Mr. Campisano took a roll call and the meeting reconvened at 7:37 pm.*

Public Hearing (Item VII.):

P-23-013 - Presentation of a Redevelopment Plan for property located at 361-373 John F. Kennedy Boulevard in City Block 262, Lots 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. (*Bielan/Dimentman Property*)**

Consulting City Planner Brian Slaugh, PP, AICP provided expert testimony with regard to the Redevelopment Plan. Mr. Slaugh testified to the area having a Tudor-building on it and the permitted uses listed in the Redevelopment Plan.

Board questions:

There were no questions from the Board.

Resident questions:

There were no questions from the audience.

Board/Resident Statements:

There were no questions from the 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 November 4, 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]	[]	[]	[]	[]	[]
Ahmed Lack	[X]	[]	[]	[]	[]	[]
Mike Quintela	[]	[]	[]	[]	[X]	[]
James Davis, Mayor	[]	[]	[]	[]	[X]	[]
Ramon Veloz	[X]	[]	[]	[]	[]	[]
(Mayoral Designee)						

Public Hearing (Item VIII.):

**P-24-015 - Presentation of a Non-condemnation Area in Need of Redevelopment Study
for property located at 657-663 Broadway in City Block 158, Lots 22, 23, and 24 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 in pursuant to the LRHL, N.J.S.A. 40A:12A-1 et seq. (*Hudson Radiology Site*)

Consulting City Brian Slaugh, PP, AICP, provided expert testimony with regard to the Area in Need of Redevelopment Study. He testified to the property description and identified the criteria in which the property is designated an Area in Need of Redevelopment. He discussed the buildings located on the sites and advised that they are included in the Urban Enterprise Zone (UEZ).

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 Area in Need of Redevelopment Study and Vice-Chairperson Valado seconded the motion. A unanimous vote followed.

The following vote to approve the Study was taken at the hearing on November 4, 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]	[]	[]	[]	[]	[]
Ahmed Lack	[X]	[]	[]	[]	[]	[]
Mike Quintela	[]	[]	[]	[]	[X]	[]
James Davis, Mayor	[]	[]	[]	[]	[X]	[]
Ramon Veloz	[X]	[]	[]	[]	[]	[]
(Mayoral Designee)						

Public Hearing (Item IX.):

P-24-029 - Presentation of a Non-condemnation Area in Need of Redevelopment Study for property located at 935-939 Broadway in City Block 85, Lot 23 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 in pursuant to the LRHL, N.J.S.A. 40A:12A-1 et seq. (*Bank of America*)

Consulting City Brian Slaugh, PP, AICP, provided expert testimony with regard to the Area in Need of Redevelopment Study for this former Bank of America.

Board questions:

Commissioner Lach questioned Mr. Slaugh.

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 Area in Need of Redevelopment Study and Vice-Chairperson Valado seconded the motion. A unanimous vote followed.

The following vote to approve the Study was taken at the hearing on November 4, 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]	[]	[]	[]	[]	[]
Ahmed Lack	[X]	[]	[]	[]	[]	[]
Mike Quintela	[]	[]	[]	[]	[X]	[]
James Davis, Mayor	[]	[]	[]	[]	[X]	[]
Ramon Veloz	[X]	[]	[]	[]	[]	[]
(Mayoral Designee)						

Adoption of Resolutions:

- **P-24-007 – AVIGDOR KLEIN – Site: 239 Avenue E in City Block 212, Lot 18**
 - 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 November 4, 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]	[]	[]	[]	[]	[]
Ahmed Lack	[X]	[]	[]	[]	[]	[]
Mike Quintela	[]	[]	[]	[]	[X]	[]
James Davis, Mayor	[]	[]	[]	[]	[X]	[]
Ramon Veloz	[X]	[]	[]	[]	[]	[]
(Mayoral Designee)						

- **P-23-013 – Redevelopment Plan for 361-373 John F. Kennedy Boulevard in City Block 272, Lots 7, 8 and 9 (former automotive facility)**
 - 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 November 4, 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]	[]	[]	[]	[]	[]
Ahmed Lack	[X]	[]	[]	[]	[]	[]
Mike Quintela	[]	[]	[]	[]	[X]	[]
James Davis, Mayor	[]	[]	[]	[]	[X]	[]
Ramon Veloz	[X]	[]	[]	[]	[]	[]
(Mayoral Designee)						

- **P-24-015 – Area in Need of Redevelopment Study for 657 Broadway in City Block 158, lot 22 (*Hudson Radiology Site*)**
 - 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 November 4, 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]	[]	[]	[]	[]	[]
Ahmed Lack	[X]	[]	[]	[]	[]	[]
Mike Quintela	[]	[]	[]	[]	[X]	[]
James Davis, Mayor	[]	[]	[]	[]	[X]	[]
Ramon Veloz	[X]	[]	[]	[]	[]	[]
(Mayoral Designee)						

- **P-24-029 – Area in Need of Redevelopment Study for 935-939 Broadway in City Block 85, Lot 23 (*Bank of America*)**
 - 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 November 4, 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]	[]	[]	[]	[]	[]
Ahmed Lack	[X]	[]	[]	[]	[]	[]
Mike Quintela	[]	[]	[]	[]	[X]	[]
James Davis, Mayor	[]	[]	[]	[]	[X]	[]
Ramon Veloz	[X]	[]	[]	[]	[]	[]
(Mayoral Designee)						

- **P-21-010 – Area in Need of Redevelopment Study – Site: 13 East 33rd Street, 734-736, 738, 740, 742-746, 748, 750-754, 756 Broadway in City Block 140, Lots 2, 56, 57, 58, 59.01, 60, 61, and 62 (*former Holiday Tree and Trim*)**
 - 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 November 4, 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]	[]	[]	[]
Ahmed Lack	[X]	[]	[]	[]	[]	[]
Mike Quintela	[]	[]	[]	[]	[X]	[]
James Davis, Mayor	[]	[]	[]	[]	[X]	[]
Ramon Veloz	[X]	[]	[]	[]	[]	[]
(Mayoral Designee)						

- **P-24-012 – Area in Need of Redevelopment Study – Site: 11-13 West 47th Street, 973-975, 979, and 983-987 Broadway in City Block 70, Lots 19, 20, 21.01, 23, and 24 (*former Avanti's*)**
 - Chairperson Fiermonte made a motion to approve the resolution and Commissioner Veloz seconded the motion.

The following vote to Memorialize the Resolution was taken at the hearing on November 4, 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]	[]	[]	[]	[]	[]
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 8:12 pm.

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

/akl