



**PLANNING BOARD
CITY OF BAYONNE
MINUTES OF MEETING
JANUARY 14, 2025**

A regular meeting of the City of Bayonne Planning Board was held on Tuesday, January 14, 2025 in the Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey.

Acting-Chairperson Valado called the meeting to order at 6:31 p.m. and led all in the Pledge of Allegiance to the Flag. Acting-Chairperson Valado 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 Valado, Commissioners Booker, Veloz, Quintela and Lach. Mayor Davis, Chairperson Fiermonte, Secretary Becker, and Commissioner Maiorano were not present.

Also present were Richard N. Campisano, Esq., Board Counsel, Robert J. Russo, City Engineer, Brian Slauch, PP, AICP consulting City Planner, Suzanne Mack, PP, AICP City Planner, Andrew Raichle, PP, AICP, consulting City Planner, Barbara Ehlen, PP, AICP, consulting City Planner and Alicia Losonczy, Planning/Zoning Board of Adjustment Administrator.

Adoption of Minutes:

Acting-Chairperson Valado made a motion to adopt the minutes of the regular meeting held on December 10, 2024. Commissioner Veloz seconded the motion. A unanimous vote of eligible members followed.

Communications:

- Letter from Paul Weeks, Esq. dated January 7, 2025 requesting the matter for 398 BROADWAY, LLC - Site: 398 Broadway; Block 226, Lot 44 be carried to the February 11, 2025 meeting with preservation of notice (***P-24-010***)
 - Acting-Chairperson Valado made the motion to carry the matter to the February 11, 2025 meeting with no further notice required on the part of the applicant and after Commissioner Veloz seconded the motion, a unanimous vote followed.

Board Reorganization:

- **Election of officers for 2025 (nominations and acceptances):**

The following Commissioners were nominated and accepted for calendar year 2025:

- **Karen Fiermonte – Chairperson**

Acting-Chairperson Valado made the motion for this nomination and after Commissioner Booker seconded the motion, a unanimous vote followed.

- **Maria Valado - Vice-Chairperson**

Commissioner Lach made the motion for this nomination and after Commissioner Veloz seconded the motion, a unanimous vote followed

- **George Becker - Secretary**

Acting-Chairperson Valado made the motion for this nomination and after Commissioner Veloz seconded the motion, a unanimous vote followed.

- **Appointment of Board Personnel:**

The following is a list of support personnel unanimously voted in by the Board:

- Richard N. Campisano, Esq., Board Attorney
- Suzanne Mack, P.P., City Planner
- Susan Bischoff, C.S.R
- CME Associates
- Watermen, LLC
- Clark, Caton, Hintz
- Beacon Planning
- Alicia Losonczy, Board Administrator

Acting-Chairperson Valado made the motion for this appointment. Commissioner Veloz seconded the motion and a unanimous vote followed.

- **Adoption of 2025 Calendar:**

The Commissioners voted unanimously to adopt the following regular meeting dates for calendar year 2025:

January 14, 2025
February 11, 2025
March 11, 2025
April 8, 2025
May 13, 2025
June 10, 2025
July 8, 2025
August 12, 2025
September 9, 2025
October 14, 2025
November 3, 2025 (alternate date)
December 9, 2025

Acting-Chairperson Valado made the motion to adopt the 2025 calendar of meeting dates.

Commissioner Booker seconded the motion and a unanimous vote followed.

Public Hearing (Item VII):

P-23-001 - Presentation of an Non-condemnation Area in Need of Redevelopment Study for property located in City Block 418, Lots 3 and 4; Block 419, Lots 1 and 1.01; Block 427, Lot 3; Block 480, Lot 1; Block 481, Lots 3, 3.01, 5.03, and 6; and Block 482, Lots 3, 4, 4.01, 5, and 6 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. (*IMTT*)

Consulting City Planners Barbara Ehlen, PP, AICP provided expert testimony about this Area in Need of Redevelopment. Ms. Ehlen testified to the presentation of this study.

Board questions:

Commissioners Lack and Booker questioned Ms. Ehlen. Ms. Mack made comment. Mr. Raichle made comment.

Resident questions:

There were no questions from the public.

Statements/Comments:

There were no statements from the audience.

Acting-Chairperson Valado requested a motion to forward the board's recommendation to the Municipal Council.

Commissioner Booker made a motion to forward the Board's recommendation on the adoption of the Area in Need of Redevelopment Study and Commissioner Veloz seconded the motion.

The following vote to approve the Area in Need of Redevelopment Study was taken at the hearing on January 14, 2025:

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]	[]	[]	[]	[]	[]
Miguel Quintela	[X]	[]	[]	[]	[]	[]
James Davis, Mayor	[]	[]	[]	[]	[X]	[]
Ramon Veloz	[X]	[]	[]	[]	[]	[]

(Mayoral Designee)

Public Hearing (Item VI):

P-24-035 - Presentation of an amended Redevelopment Plan for property located at 43-75 Mechanic Street and Northwest of Route 440 between East 22nd Street/East 25th Street in Block 451, Lots 1.01,1.02, 2.03, 2.04 and 2.05; Block 452.02, Lots 3-9 and 11 as shown on the official Tax Map of the City of Bayonne (*former Clayton Block*)

Consulting City Planner Brian Slaugh, PP, AICP provided expert testimony about the amendment for this Redevelopment Plan. Mr. Slaugh explained this was part of the Scattered Site Redevelopment Plan and this amendment pertains to Site 14. He explained that the amendment is to update the temporary uses reflected in the plan.

Board questions:

There were no questions from the Board.

Resident questions:

There were no questions from the public.

Statements/Comments:

There were no statements from the audience.

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

The following vote to approve the amendment to the Redevelopment Plan was taken at the hearing on January 14, 2025:

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]	[]	[]	[]	[]	[]
Miguel Quintela	[X]	[]	[]	[]	[]	[]
James Davis, Mayor	[]	[]	[]	[]	[X]	[]
Ramon Veloz	[X]	[]	[]	[]	[]	[]

(Mayoral Designee)

Public Hearing (Item VIII):

P-23-012 - Presentation of a Redevelopment Plan for property located at 28-34 East 22nd Street and known as Block 212, Lots 30, 31 and 32 as shown on the official Tax Map of the City of Bayonne (Fryczynski Funeral Home)

Consulting City Planner Brian Slaugh, PP, AICP provided expert testimony about the amendment for this Redevelopment Plan. Mr. Slaugh explained the three parcels that are involved

which are near Mount Carmel Church. He explained the close proximity to the Hudson Bergen Light Rail System and provided details in regard to the Plan he prepared for this site.

Board questions:

There were no questions from the Board.

Resident questions:

There were no questions from the public.

Statements/Comments:

There were no statements from the audience.

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

The following vote to approve the Redevelopment Plan was taken at the hearing on January 14, 2025:

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]	[]	[]	[]	[]	[]
Miguel Quintela	[X]	[]	[]	[]	[]	[]
James Davis, Mayor	[]	[]	[]	[]	[X]	[]
Ramon Veloz	[X]	[]	[]	[]	[]	[]

(Mayoral Designee)

****A short recess was taken at 7:09. Mr. Campisano took a roll call and the meeting reconvened at 7:23 pm.***

Public Hearing (Item IX):

P-24-030 – 26 NORTH AVENUE URBAN RENEWAL, LLC – Site: North Avenue; Block 297, Lot 3 *[The applicant is seeking preliminary and final major site plan approval along with any ancillary relief to construct a fourteen (14) story mixed-use building containing 500*

residential units, 455 parking spaces and approximately 6,929 square feet of retail space as per the Redevelopment Plan for this property.]

Michael Miceli, Esq., the attorney for the applicant, offered his exhibits into evidence and before calling his first witness advised the Board that this project had a previous approval for this site for twenty-two story buildings. After

Requested extended Zoning over five years

Witness #1:

Juan Rodriguez, an Architect licensed in the State of New Jersey, was accepted as an expert witness by the Board and testified to the Architectural Plans he prepared. Mr. Rodriguez discussed the revised items in response to the City's Professionals' reports. He provided details about the proposed mixed-use development which consists of five hundred (500) units with a 7,000 square foot retail component and mechanical parking. Mr. Rodriguez discussed the proposed project and its compliance with the Redevelopment Plan for this area. He advised that phasing is permitted as per the Redevelopment Plan, however, at this time, the applicant will reserve the right for phasing if needed. It was discussed that private hauler would be utilized for the refuse removal.

Board questions:

Commissioners Veloz and Booker questioned Mr. Rodriguez. Mr. Russo and Mr. Slaugh questioned Mr. Rodriguez.

Resident questions:

Michael Ruscigno questioned Mr. Rodriguez. Maria Silva questioned Mr. Rodriguez regarding the current mess on the current and the length of building which Mr. Rodriguez advised would be eighteen months from start to finish.

Witness #2:

Joseph Sparone, an Engineer licensed in the State of New Jersey, was accepted as an expert witness and sworn in. He testified to the site and described the details of the Site Plan he designed for this project. Mr. Sparone discussed parking, paving, lighting, traffic, and comments of the City's professionals' reports.

Board questions:

Mr. Russo and Ms. Mack questioned Mr. Sparone.

Resident questions:

Mr. Ruscigno questioned Mr. Sparone.

Witness #3:

John McDonough, PP, a Planner licensed in the State of New Jersey, was accepted as an expert witness and sworn in. He testified to the zoning analysis he did of the property and discussed the project along with its compliance to the Redevelopment plan. Mr. McDonough discussed the portion of the Municipal Land Use Law that would allow the applicant to request a five-year extension to the Zoning approval and testimony that supports the extension is warranted in this situation.

Board questions:

Commissioner Veloz questioned Mr. McDonough. Ms. Mack made comment. Mr. Campisano advised that once the approval of this application coincides with the Redevelopment Plan, Mr. Miceli will waive the prior approval and the prior approval will become extinct. Mr. Campisano requested that written approval be provided to the Land Use Administrator at such time.

Resident questions:

Carolyn Silva questioned Mr. McDonough about possible damage during construction. Mr. Miceli replied that an insurance analysis can be done of her property. Mr. Silva

Board/Resident Statements:

There were no statements from the audience.

Commissioner Veloz felt it was an example of smart growth. Commissioner Booker advised that he lives in that neighborhood and felt it is a good project.

Commissioner Booker made a motion to approve the application and Commissioner Veloz seconded the motion. A unanimous vote followed.

The following vote to approve the application was taken at the hearing on January 14, 2025:

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]	[]	[]	[]	[]	[]
Miguel Quintela	[X]	[]	[]	[]	[]	[]
James Davis, Mayor	[]	[]	[]	[]	[X]	[]
Ramon Veloz	[X]	[]	[]	[]	[]	[]

(Mayoral Designee)

Adoption of Resolutions:

- **P-24-031 – St. Andrew’s Church – Site: 10 West 4th Street in City Block 355, Lot 10**
 - Acting-Chairperson Valado made a motion to approve the resolution and Commissioner Booker seconded the motion.

The following vote to Memorialize the Resolution was taken on January 14, 2025:

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]	[]	[]	[]	[]	[]
Miguel Quintela	[X]	[]	[]	[]	[]	[]
James Davis, Mayor	[]	[]	[]	[]	[X]	[]
Ramon Veloz	[X]	[]	[]	[]	[]	[]

(Mayoral Designee)

- **P-24-037 – Redevelopment Plan for 43-75 Mechanic Street and Northwest of Route 440 between East 22nd Street/East 25th Street in City Block 451, Lots 1.01,1.02, 2.03, 2.04 and 2.05; Block 452.02, Lots 3-9 and 11 (*former Clayton Block*)**
 - Acting-Commissioner Valado made a motion to approve the resolution and Commissioner Booker seconded the motion.

The following vote to memorialize the resolution was taken on January 14, 2025:

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]	[]	[]	[]	[]	[]
Miguel Quintela	[X]	[]	[]	[]	[]	[]
James Davis, Mayor	[]	[]	[]	[]	[X]	[]
Ramon Veloz	[X]	[]	[]	[]	[]	[]

(Mayoral Designee)

- **P-23-001 – Area in Need of Redevelopment Study for Block 418, Lots 3 and 4; Block 419, Lots 1 and 1.01; Block 427, Lot 3; Block 480, Lot 1; Block 481, Lots 3, 3.01, 5.03, and 6; and Block 482, Lots 3, 4, 4.01, 5, and 6 (*IMTT*)**
 - Commissioner Booker made a motion to approve the resolution and Acting-Commissioner Valado seconded the motion.

The following vote to memorialize the resolution was taken on January 14, 2025:

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]	[]	[]	[]	[]	[]
Miguel Quintela	[X]	[]	[]	[]	[]	[]
James Davis, Mayor	[]	[]	[]	[]	[X]	[]
Ramon Veloz	[X]	[]	[]	[]	[]	[]

(Mayoral Designee)

- **P-23-012 – Redevelopment Plan for 28-34 East 22nd Street in City Block 212, Lots 30, 31 and 32 (*former Fryczynski Funeral Home*)**
 - Acting-Commissioner Valado made a motion to approve the resolution and Commissioner Booker seconded the motion.

The following vote to memorialize the resolution was taken on January 14, 2025:

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]	[]	[]	[]	[]	[]
Miguel Quintela	[X]	[]	[]	[]	[]	[]
James Davis, Mayor	[]	[]	[]	[]	[X]	[]
Ramon Veloz	[X]	[]	[]	[]	[]	[]
(Mayoral Designee)						

On motion by Acting-Chairperson Valado, seconded by Commissioner Booker, the Board unanimously voted to close the meeting at 8:40 pm.

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

/akl