



**PLANNING BOARD
CITY OF BAYONNE
MINUTES OF REGULAR MEETING
APRIL 14, 2015**

A regular meeting of the City of Bayonne Planning Board was held on Tuesday, April 14, 2015 in the Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey.

Chairman Garelick called the meeting to order at 6:21 p.m. and led all in the Pledge of Allegiance to the Flag. Chairman Garelick advised that the Board has complied with the Open Public Meetings Act/Sunshine Law.

Vice Chairwoman Fiermonte called the roll. Present at the meeting were Chairman Garelick and Commissioners Fiermonte, La Pelusa, Marsella, Malloy, and Mulcahy. Commissioners Lotosky and Quintela and Mayor James M. Davis were absent.

Also present were Suzanne Mack, P.P., City Planner, Richard N. Campisano, Esq., Board Counsel and Lillian Glazewski, Land Use Administrator.

Adoption of Minutes:

Commissioner La Pelusa made a motion to adopt the minutes of the regular meeting held on March 10, 2015. Commissioner Mulcahy seconded the motion and a unanimous vote of eligible members followed.

Communications:

- **From the Municipal Council:** The response to An Ordinance Amending and Supplementing the Planning and Development Regulations in Chapter 33 of the General Ordinances of the City of Bayonne, County of Hudson, State of New Jersey, Concerning General Development Plans (GDP), Planned Developments and Related Definitions.

- Chairman Garelick made a motion to return a recommendation back to the Municipal Council to adopt the amendment to the ordinance. Commissioner Malloy seconded the motion and a unanimous vote followed.
- **From the Municipal Council:** Authorizing and directing the Planning Board to conduct a preliminary investigation to determine whether properties at the northwest corner of Broadway and 46th Street in City Block 77, Lots 16, 17, 18, 19, 20, 21, 22, 23 and 24, as shown on the official Tax Map of the City of Bayonne, are properties in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.
- **From the Municipal Council:** Authorizing and directing the Planning Board review the Affordable Housing Ordinance and make recommendations to the Municipal Council regarding an update and related amendments to the Ordinance.
- **From the Municipal Council:** Authorizing the Planning Board to prepare a Rehabilitation Plan for property known as North Street between 105A and 107 in City Block 295, Lot 17 on the City Tax Map.
- **From the Municipal Council:** Requesting the Planning Board to examine the Bayonne Bay West portion of the Peninsula at Bayonne Harbor Master Plan

Public Hearing:

Report on the Feasibility of a Redevelopment Area Designation for property located at Broadway and 46th Street in City Block 77, Lots 16, 17, 18, 19, 20, 21, 22, 23 and 24, as shown on the official Tax Map of the City of Bayonne.

Presentation by Suzanne Mack, P.P. City Planner.

Resident Questions:

Residents Tracy Lucarello, Mike Ruscigno, Robert Engelhardt, John Blum, Joseph Lucarello, Jill Casterino and Deborah Blum expressed their concerns with regard to the change in the neighborhood with a large structure. They were also concerned with the added burden of children who would become part of the school system. In addition, the residents were equally concerned with traffic and the inconvenience it would cause to the residents when demolition and construction take place.

Chairman Garelick commented that the plan is consistent with smart planning and he made a motion to forward a recommendation to the Municipal Council to adopt the plan. Commissioner Fiermonte seconded the motion and a unanimous vote followed.

A short break was taken at 7:55 p.m. and the meeting resumed at 8:03 p.m. Vice-Chairwoman Fiermonte called the roll.

Public Hearing:

Presentation of Redevelopment Study “Scattered Site Redevelopment Plan”, relating to property known as 662-666 Avenue C in City Block 163, Lot 45 and make recommendation to the Municipal Council regarding an update to the Redevelopment Plan and recommended amendments to same.

Presented by Suzanne Mack, P.P. City Planner

Commissioner Malloy complimented Sue Mack on her professional presentation.

Commissioner Mulcahy made a motion to forward the Boards comments back to the Municipal Council. Commissioner Fiermonte seconded the motion and a unanimous vote followed.

Adoption of Resolutions:

- **P-15-003 Hudson Burger, LLC (Sonic) – Site: 100 Bayonne Crossing Way in City Block 453.01, Lot 1**
 - Commissioner Malloy made a motion to adopt the resolution and Commissioner Mulcahy seconded the motion. A unanimous vote followed.
- **P-15-009 Shamus 98 Associates, LLC – Site: 98 West 50th Street in City Block 56, Lot 45**
 - Commissioner Garelick made a motion to adopt the resolution and Commissioner Fiermonte seconded the motion. A unanimous vote followed.

- **P-15-005 C & A Development, Inc. – Site: 170-173 West 5th Street in City Block 301.02, Lots 1, 2, 3, 4, 12, 13 & 14**
 - Commissioner Garelick made a motion to adopt the resolution and Commissioner Fiermonte seconded the motion. A unanimous vote followed.
- **P-15-002 – 195 East 22nd Street Urban Renewal, LLC – Site: 195 East 22nd Street**
 - Commissioner Fiermonte made a motion to adopt the resolution and Commissioner Mulcahy seconded the motion. A unanimous vote followed.
- **Resolution Re Chapter 33 General Development Plan**
 - Commissioner Fiermonte made a motion to adopt the resolution and Commissioner Garelick seconded the motion. A unanimous vote followed.
- **Adoption of Resolution re Redevelopment Study for 662-666 Avenue C; Block 163, Lot 45**
 - Commissioner Malloy made a motion to adopt the resolution and Commissioner Fiermonte seconded the motion. A unanimous vote followed.
- **Adoption of Resolution Recommending the Municipal Council Determine that Certain Property within the City identified as Block 77, Lots 16, 17, 18, 19, 20, 21, 22,23, 24 be declared a non-condemnation area in need of redevelopment**
 - Commissioner Mulcahy made a motion to adopt the resolution and Commissioner Malloy seconded the motion. A unanimous vote followed.

A motion was made to close the meeting at 8:30 p.m.

Susan Bischoff, Certified Shorthand Reporter, 449 Columbia Boulevard, Wood-Ridge, NJ

07075 took a transcript of the meeting.

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