



**PLANNING BOARD
CITY OF BAYONNE
MINUTES OF REGULAR MEETING
JUNE 9, 2015**

A regular meeting of the City of Bayonne Planning Board was held on Tuesday, June 9, 2015 in the Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey.

Chairman Garelick called the meeting to order at 6:13 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.

Secretary Marsella called the roll. Present at the meeting were Chairman Garelick and Commissioners Fiermonte, Marsella, La Pelusa, Malloy, Quintela, Mulcahy and mayoral designee Wondolowski. Mayor James M. Davis was absent.

Also present were Suzanne Mack, P.P., City Planner, John Wyciskala, Esq., redevelopment counsel and Richard N. Campisano, Esq., Board Counsel.

Adoption of Minutes:

A motion was made to adopt the minutes of the May 12, 2015 regular meeting. The motion was adopted by a unanimous vote of eligible members.

Commissioner Mulcahy made a motion to adopt the minutes of the regular meeting held on April 14, 2015. Commissioner Fiermonte seconded the motion and a unanimous vote followed.

Communications:

- o Effect of New Jersey Supreme Court Decision on Affordable Housing.
 - John Wyciskala, Esq., redevelopment counsel for the City of Bayonne gave a presentation on the effect of the New Jersey Supreme Court Decision on Affordable Housing

Public Hearing:

Presentation of Redevelopment Study/Investigation on properties located in City Block 330, Lots 6, 7, 8, 9, 10, 11 & 12, more commonly known as 9 West 5th Street, 11 West 5th Street, 15 West 5th Street, 17 West 5th Street and 155-161 Broadway, as shown on the official Tax Map of the City of Bayonne.

Suzanne Mack, P.P., City Planner gave a presentation to the Board of the Study prepared for properties located in City Block 330, Lots 6, 7, 8, 9, 10, 11 & 12, more commonly known as 9 West 5th Street, 11 West 5th Street, 15 West 5th Street, 17 West 5th Street and 155-161 Broadway.

A motion to recommend to the Municipal Council to adopt the study was made by Chairman Garelick and seconded by Commissioner Mulcahy. A unanimous vote followed.

Public Hearing:

Presentation of Redevelopment Plan for Block 77, Lots 16, 17, 18, 19, 20, 21, 22, 23 & 24, more commonly known as 15 West 46th Street, 13 West 46th Street, 11 West 46th Street, 9 West 46th Street, 957 Broadway, 959 Broadway, 961 Broadway, 963 Broadway and 965 Broadway.

Suzanne Mack, P.P., City Planner presented the redevelopment plan for Block 77, Lots 16, 17, 18, 19, 20, 21, 22, 23 & 24, more commonly known as 15 West 46th Street, 13 West 46th Street, 11 West 46th Street, 9 West 46th Street, 957 Broadway, 959 Broadway, 961 Broadway, 963 Broadway and 965 Broadway, to the Board.

Acting Commissioner Wondolowski made a motion to send a recommendation to the Municipal Council to adopt the redevelopment plan and Chairman Garelick seconded the motion. All commissioners present, except for Commissioner La Pelusa, voted in favor.

Adoption of Resolutions

- **P-14-025 KAPLAN PROMENADE AT BAYONNE – Site Avenue A & West 1st Street in City Block 390, Lots 1 & RG-67; Block 391, Lots 1 & 2; Block 332, Lot 3; Block 360, Lot 2; Block 373, Lots 1, 2, 13, 14, 15; Block 511, Lots 5 & 6**
 - o Commissioner La Pelusa made a motion to adopt the resolution and Commissioner Marsella seconded the motion. A unanimous vote followed.
- **P-15-010 PUBLIC SERVICE ELECTRIC and GAS COMPANY – Site: 606-608 Broadway in City Block 172, Lot 52**
 - o Commissioner Mulcahy made a motion to adopt the resolution and Commissioner Marsella seconded the motion. A unanimous vote followed.
- **P-15-013 SOUTH COVE DEVELOPMENT II, LLC – Site: Le Fante Way, South Cove in City Block 412, Lot 2.02**
 - o Acting Commissioner Wondolowski made a motion to adopt the resolution and Commissioner Garelick seconded the motion. A unanimous vote followed.
- Redevelopment Study/Investigation on properties located in City Block 330, Lots 6, 7, 8, 9, 10, 11 & 12, more commonly known as 9 West 5th Street, 11 West 5th Street, 15 West 5th Street, 17 West 5th Street and 155-161 Broadway, as shown on the official Tax Map of the City of Bayonne.
 - o Commissioner Marsella made a motion to adopt the resolution and Commissioner Malloy seconded the motion. A unanimous vote followed.
- Redevelopment Plan for Block 77, Lots 16, 17, 18, 19, 20, 21, 22, 23 & 24, more commonly known as 15 West 46th Street, 13 West 46th Street, 11 West 46th Street, 9 West 46th Street, 957 Broadway, 959 Broadway, 961 Broadway, 963 Broadway and 965 Broadway.
 - o Commissioner Marsella 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 9:10 p.m.

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

07075 took a transcript of the meeting.

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