



**PLANNING BOARD
CITY OF BAYONNE
MINUTES OF SPECIAL MEETING
JUNE 16, 2015**

A special meeting of the City of Bayonne Planning Board was held on Tuesday, June 16, 2015 in the Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey.

Chairman Garelick called the meeting to order at 6:10 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, Malloy, Quintela, La Pelusa, Lawandy, Mulcahy and mayoral designee Wondolowski. Mayor James M. Davis was absent.

Also present were Suzanne Mack, P.P., City Planner, Darren Mazzei, P.E., Consulting City Engineer (sitting in for Robert Russo, P.E.), James Clarkin, P.P., Consulting City Planner (sitting in for Jennifer Beahm, P.P.) Richard N. Campisano, Esq., Board Counsel and Lillian Glazewski, Land Use Administrator.

Adoption of Minutes:

No minutes available for adoption.

Communications:

None

Public Hearing:

P-15-015 BAYONNE LANDCO, LLC (Rendina) – Site: 497-519 Broadway in City Block 195, Lot 2; Block 196, Lots 1, 2, 4 ,5, 6, & 7 *[The applicant is seeking preliminary and final major site plan approval to construct a three-story ambulatory care center.]*

Charles Harrington, Esq., Connell Foley, LLP, attorney for applicant, gave an opening statement, offered his exhibits into evidence and called his first witness.

Witness:

Joseph Scott, the President and CEO of St. Barnabas Health Care Services was sworn to testify as a factual witness. Mr. Scott described the facility and he said that there will be a 24/7 free standing emergency center including a radiology center, intensive care unit, pediatric unit and primary care services.

Board questions:

There were no questions from the Board.

Audience questions:

There were no questions from the general public.

Witness:

Brian Cich, Executive Vice-President of Rendina for development and construction world wide was sworn to provide factual testimony. Mr. Cich testified that Rendina is a privately owned real estate company that has been in business for over twenty-eight (28) years. He spoke of their experience with the development of medical facilities and he said that they have worked with the largest for-profit health care systems in the United States of America, building health care facilities in many communities. Mr. Cich stated that the applicant agrees to comply with the open space requirement by providing artwork. He further stated that there would be hundreds of construction jobs associated with this project.

Board questions:

Chairman Garelick questioned Mr. Cich. City Planner Sue Mack, commented on the project.

Audience questions:

There were no questions from the general public.

Witness:

David Wistosky, P.E., of Bohler Engineering, was sworn to provide expert testimony. He described the area from an aerial exhibit and he described the subdivision from the map that was previously approved by the Planning Board. Mr. Wistosky further described the proposed building and parking garage in back in great detail. He talked about the site and existing conditions. He further discussed the Redevelopment Plan requirements as part of this analysis of the application. Mr. Wistosky pointed out that while two hundred seventy-five (275) parking spaces are the requirement, the applicant is providing for three hundred eight (308) +/- parking spaces. A Stormwater Management Plan was provided and landscaping was described to include three hundred ninety-five (395) plantings and thirteen (13) street trees. Mr. Wisotsky advised that the proposed lighting complies with the Redevelopment Plan with the exception of a requested waiver regarding the light levels crossing the property line at the intersection of the former Del Monte Drive (to be vacated) roadway and West 23rd Street and West 24th Street. The maximum required lighting at these locations is 1.0 foot-candles, and the applicant is proposing 3.6 foot candles. Mr. Wisotsky indicated that the applicant will comply with the remainder of the municipal engineer's report. He said that this project does not require any variances. Mr. Wisotsky described the walkway bridge and the access provided between the buildings. He further stated there will be a bike rack provided in the parking garage.

Board questions:

Chairman Garelick, Darren Mazzei, P.E., Consulting City Engineer and James Clarkin, P.P., Consulting City Planner questioned Mr. Wisotsky. City Planner Sue Mack commented on Mr. Wisosky's testimony.

Audience questions:

Resident Michael Ruscigno questioned Mr. Wisotsky.

Witness:

Christopher Gray, director of operations in charge of the parking garage. Described where the parking garage would be located and how it would be accessed. He said that there will be a charge for parking in the garage and the rates will be consistent with other rates within the City. Mr. Gray testified that the parking garage is designed as an open structure and he described how it would operate.

Board questions:

Chairman Garelick questioned Mr. Gray.

Witness:

Corey Chase, P.E., traffic engineer and project manager with Atlantic Engineering was sworn to provide expert testimony. Mr. Chase testified to the traffic report prepared by him for this project. Mr. Chase said that pre and post studies were taken. He described a full-movement driveway and an ingress only driveway proposed along Del Monte Drive to provide access to the parking garage. He indicated that ambulance and patient drop-off areas will be provided along Del Monte Drive, which is proposed to be converted from a two-way street to a one-way street southbound. He summarized that the proposed medical office and ambulatory care center would not significantly impact traffic conditions in the vicinity of the site. The study at the intersections Broadway at West 23rd and West

24th streets; Del Monte Drive at West 23rd and West 24th Streets and Avenue C at West 23rd and West 24th Streets were calculated to continue to operate at acceptable levels of service. The parking garage driveway is calculated to operate at a level of service B or better during each of the study peak hours. He further testified that the applicant will provide perception devices in the area for safety purposes.

Board questions:

Chairman Garelick and consulting City Engineer Darren Mazzei, P.E. questioned Mr. Chase. City Planner Sue Mack commented on Mr. Chase's testimony.

Audience questions:

Resident Michael Ruscigno questioned Mr. Chase.

Witness:

Willie O. Stokes, A.I.A., was sworn to provide expert testimony. Mr. Stokes described his specialty in building ambulatory care facilities. He described the aesthetic features of the project, the design and materials to be used in construction. He advised that the project was designed in accordance with LEED (Leadership in Energy & Environmental Design) criterion however they will not seek a LEED certification. Mr. Stokes further stated that no waivers are needed for this project. Mr. Stokes described the project, the public amenities, building façade materials as well as the functional use of the building and how the building and design was in keeping with the Redevelopment Plan.

Board questions:

Commissioners La Pelusa and Fiermonte and City Engineer Darren Mazzei, P.E. and City Planner James Clarkin, P.P. questioned Mr. Stokes.

Audience questions:

Residents Joe Braha, Michael Ruscigno, Tom Lapinski and Murray Eoueck questioned Mr. Stokes.

Closing remarks:

Charles Harrington, Esq., summarized the project and respectfully requested the Board to approve the application.

Audience comments:

There were no comments from the general public.

Board comments:

Commissioner Wondolowski said that this is a great project for Bayonne that will help to revitalize this area of Broadway.

Commissioner Malloy said that this is a major project coming to blighted area of Broadway that will bring 170 +/- jobs.

Commissioner La Pelusa agreed that this is an economic driver for Broadway and this is a plus for St. Barnabas and the City of Bayonne.

Commissioner Marsella said that she is really excited with this project.

Commissioner Fiermonte agreed with her fellow commissioners and said that there will be job opportunities and revitalization to the area.

Commissioner Mulcahy complimented the experts on their accuracy. This is a central point of Broadway that will be revitalized.

Commissioners Quintela and Lawandy agreed with their fellow commissioners.

Chairman Garelick said that the Board has had a lot of residential projects come before it, but this project has literally a positive on the City with the tax ratables. This project creates many jobs on construction and for the medical facility itself. Chairman Garelick said that he likes the design of the

building. It will be a “300” percent improvement of what is now on Broadway. In addition, the developer is working well with the City and he appreciates the investment being made by the developer.

Commissioner Fiermonte made a motion to approve the application subject to any and all conditions spread across the record. Commissioner Mulcahy seconded the motion and a unanimous vote followed.

Adoption of Resolutions

None

A motion was made to close the meeting at 7:45 p.m.

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

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