



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

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

Chairman Garelick called the meeting to order at 6:08 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, Lawandy and mayoral designee Wondolowski. Commissioner Mulcahy and Mayor James M. Davis were absent.

Also present were James Clarkin, P.P., Consulting City Planner, Robert Russo, P.E., Consulting City Engineer, Richard N. Campisano, Esq., Board Counsel and Lillian Glazewski, Land Use Administrator.

Adoption of Minutes:

Commissioner Marsella made a motion to adopt the minutes of the June 9, 2015 regular meeting and June 16, 2015 special meeting. Commissioner Malloy seconded the motion and a unanimous vote followed.

Communications:

- Municipal Council resolution authorizing and directing the Planning Board to prepare a redevelopment plan for Block 330, Lots 6, 7, 8, 9, 10, 11 & 12 also known as 17 West 5th Street (BCB Bank)

- Municipal Council resolution authorizing and directing the Planning Board to investigate and determine whether certain properties located at New Hook Road (Constable Hook) in City Block 464.01, Lot 6 constitute a non-condemnation area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.

Public Hearing:

P-15-011 IMTT- BAYONNE – Site: 250 East 22nd Street in City Block 480, Lot 1; Block 481, Lot 3; Block 506, Lot 2 and Block 503, Lot 9 *[The applicant is seeking preliminary and final major site plan approval to construct a groundwater treatment plant within the existing storage facility.]*

James Rhatican, Esq., attorney for the applicant, stated that this is an application for the construction of a groundwater treatment plant within an existing liquid storage facility which is intended to remediate groundwater at the site. Mr. Rhatican offered his exhibits into evidence and called his first witness.

Witness:

Thomas Lambert, site remediation manager for IMTT, was sworn to provide factual testimony in support of the application. Mr. Lambert testified that he has been employed by IMTT for the past 10.5 years. He described how the treatment plant would work and talked about IMTT's discussion with Conrail for a new bridge. Mr. Lambert further stated that this treatment plant is necessary because of contaminated ground water and the ongoing release of groundwater into the environment. He also said that this plant has been approved by the Department of Environmental Protection. The plant, if approved, will take nine to twelve months to construct. It will operate from 8:00 a.m. to 5:00 p.m. Monday through Friday with a tanker truck delivery once a week. The facility will be secured with an automatic gate and barbed wire on top of the fence. A person would need a security card to get into the facility.

Board questions:

Chairman Garlick questioned Mr. Lambert.

Audience Questions:

Resident Mike Ruscigno questioned Mr. Lambert.

Witness:

Gary DiPippo, P.E., an environmental engineer employed by Cornerstone Environmental was sworn to provide expert testimony. Chairman Garelick accepted Mr. DiPippo as an expert witness. Mr. DiPippo testified that he is familiar with site and he is responsible for the site. He described the overall site plan that was prepared by him. Mr. DiPippo further testified that the project complies with all bulk requirements. He addressed the comments made by the City's Engineer and Planner. In response to one of the comments, Mr. DiPippo stated that the applicant agrees to fix the roadway and potholes along the project site.

Board Questions:

Chairman Garelick, Commissioners Marsella and La Pelusa and City Engineer Robert Russo, P.E., questioned Mr. DiPippo.

Audience Questions:

There were no questions from the general public.

Witness:

Harry Pharr, A.I.A. was sworn as an expert witness to testify on behalf of this application. Mr. Pharr testified that he designed the proposed structure. He described the architectural plan and proposed building.

Board Questions:

Chairman Garelick questioned Mr. Pharr.

Audience Questions:

There were no questions from the general public.

Comments:

James Rhatican, Esq., in closing respectfully requested the Board approve the application.

Caucus:

Chairman Garelick said that IMTT-Bayonne has been a very good corporate citizen in the City of Bayonne. He commented that new jobs will be created during the construction of the facility.

Chairman Garlick made a motion to approve the application, subject to the conditions spread across the record and Commissioner Marsella second the motion. A unanimous vote followed.

Adoption of Resolutions

- **P-15-015 BAYONNE LANDCO, LLC (Rendina) – Site: 497-519 Broadway in City Block 195, Lot 2 and Block 196, Lots 1, 2 and 4, 5, 6, 7**
 - 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 7:00 p.m.

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

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