PLANNING BOARD
CITY OF BAYONNE
MINUTES OF REGULAR MEETING
OCTOBER 13, 2015

A regular meeting of the City of Bayonne Planning Board was held on Tuesday, October 13, 2015 in the Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey.

Chairman Garelick called the meeting to order at 6:05 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, Mulcahy, Quintela and Lawandy mayoral. Commissioner La Pelusa and Mayor James M. Davis were absent.

Also present were Anthony Rodriguez, P.P., Consulting City Planner, Robert Russo, P.E., Consulting City Engineer, Suzanne Mack, P.P., City Planner, 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 September 8, 2015 regular meeting. Commissioner Malloy seconded the motion and a unanimous vote of eligible members followed.

Communications:

- **None**

<u>Public Hearing:</u>

(P-13-008) PENINSULA VIEW APARTMENTS REDEVELOPMENT PLAN

The Planning Board shall conduct a public hearing on certain amendments to a previously adopted redevelopment plan for an area comprised of property commonly known as 75 East 31st Street, 77 East 31st Street, 79-87 East 31st Street and 780 East 32nd Street in City Block 411, Lots 2, 3, 4 and 5 designated under the statutory criteria as an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-5 previously heard and adopted January 2014.

Presentation by Suzanne Mack, P.P., City Planner discussed the proposed amendments to the Peninsula View Apartments Redevelopment Plan and referred to said amendments as de minimis changes.

<u>Board questions</u>:

There were no questions from the Board

<u>Audience questions:</u>

There were no questions or comments from the general public.

Commissioner Fiermonte made a motion to send the Board's recommendation to adopt the proposed amendments to the redevelopment plan and Commissioner Egan seconded the motion. A unanimous vote followed.

<u>Public Hearing:</u>

P-15-022 – 662 AVENUE C URBAN RENEWAL, LLC – Site: 662-666 Avenue C in City Block 163, Lot 45 *[Applicant is seeking preliminary and final major site plan approval to construct a 33 unit residential building with parking and other amenities.]*

Patrick J. McNamara, Esq., attorney for the applicant gave a brief opening statement offered exhibits into evidence and called his first witness.

Witness:

Jeffrey Martell, P.E. of Stonefield Engineering was sworn to provide expert testimony in support of this application. Mr. Martell stated that his firm was retained to prepare the site plan for this project. He described the property as currently vacant. Mr. Martell also discussed the parking garage design and the bulk requirements of the building. He described how the parking would be accessed from West 30th Street and said that the entrance to the building would be at the intersection of West 30th Street and Avenue C. He further described the proposed internal trash and recycling area, proposed bike racks and new utility connections. Mr. Martell discussed the City Engineer's reports and requested relief. He indicated that the project was compliant with the Redevelopment Plan except for the usable open space variance. He also testified to site improvements along the right-of-way.

Board questions:

Chairman Garelick, Commissioner Marsella, Consulting City Planner, Anthony Rodriguez, P.P. and City Planner Suzanne Mack, P.P. questioned Mr. Martell.

Audience questions:

Resident Mike Ruscigno questioned Mr. Martell.

A short break was taken at 7:30 p.m. and the meeting resumed at 7:40 p.m. Secretary Marsella called the roll.

Witness:

Jose Santos, R.A. with Architrave Group, PC was sworn to provide expert architectural testimony in support of the application. Mr. Santos testified as to trash/recycle storage area and pick up, as well as garage parking and unit layout. He said that there would also be an area for the storage of bicycles. Mr. Santos further testified that the Heating Ventilation and Air Conditioning (HVAC) units would be installed on the rooftop.

Board questions:

Chairman Garelick and Commissioner Lawandy questioned Mr. Santos.

Audience questions:

There were no questions from the general public.

Witness:

Frank Filiciotto, P.E. traffic engineer with Stonefield Engineering was sworn to provide expert testimony. Mr. Filiciotto testified as to the existing conditions, trip generation estimates and proposed parking supply and access management plan. He said that based upon the findings of the traffic assessment report, the construction of the proposed building would not be expected to have a significant adverse impact on the traffic operation of the adjacent roadway network

Board questions:

Chairman Garelick and City Planner Suzanne Mack questioned Mr. Filiciotto.

Audience questions:

There were no questions from the general public.

Witness:

David Karlebach, P.P., was sworn to provide expert planning testimony. Mr. Karlebach described the project in detail, the present site conditions and how this was a unique site. He testified as to the bulk variance required for usable open space. He stated that he reviewed the Redevelopment Plan and indicated that the proposed development will be in conformity with the Redevelopment Plan. He discussed the parks located nearby as providing sufficient open space for this development and the benefits in correcting the current void in the streetscape, a vacant lot, with new housing. It was Mr. Karlbach's opinion that the project on balance would benefit the City as a whole and that the relief needed was not substantial.

Board questions:

Chairman Garelick questioned Mr. Karlebach.

Audience questions:

Residents Mark McCoi and Mike Ruscigno questioned Mr. Karlebach

Closing remarks:

In closing, Mr. McNamara respectfully asked the Board to act favorably upon this application.

Commissioners comments:

Commissioner Lawandy said that this is a good development and is well designed.

Commissioner Malloy said that he is pleased that the developer will be the owner and operator of the facility and that extra care will be taken to avoid mistakes. He stated further that this is an attractive modern residential building.

Commissioner Marsella concurred with Commissioner Malloy and she thanked the developer for investing in our City. Her only concern with this project was with trash on site and she asked that the developer work to handle the issues.

Commissioner Fiermonte complimented the developer on the terraces and she said that this will be an aesthetically pleasing addition to the area.

Commissioner Mulcahy said that this project will enhance the neighborhood.

Commissioner Quintela concurred with his fellow commissioners.

Commissioner Garelick said that this project takes an empty lot and adds ratable to the area. It is a positive move. This is a beautiful building.

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

<u>Adoption of Resolutions</u>

- **P-15-021 – 304 AVENUE C, LLC – Site: 304 Avenue C in City Block 264, Lot 43**
    - Commissioner Garelick made a motion to adopt the resolution and Commissioner Marsella 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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