



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

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

Chairman Garelick called the meeting to order at 6:07 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, La Pelusa, Mulcahy, Quintela, Lawandy and Wondolowski, mayoral designee. Mayor James M. Davis was 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 Marsella made a motion to adopt the minutes of the October 13, 2015 regular meeting. Commissioner Mulcahy seconded the motion and a unanimous vote of eligible members followed.

Communications:

- Municipal Council resolution directing the Planning Board prepare a redevelopment plan in accordance with N.J.S.A. 40A:12A-1 et seq. for property located at 140 Avenue B, 138 Avenue B, 104 West 44th Street and 101 West 44th Street in City Block 84, Lots 6, 7, 8 and 9 (*P-15-030*)

Master Plan Reexamination Update:

Update on Master Plan reexamination Study (draft project schedule, list of sub-committees, Q & A)

Francis Reiner, AIA, PP, Senior Urban Designer, DMR Architecture

General questions (Board and Audience):

Garelick commented on including members of other City Boards

Mathew Kopko, Peter Franco, Commissioner La Pelusa, Albert Rinaldi

6:30 short break taken 6:45 resumed.

Public Hearing:

Bayonne Bay West Redevelopment Plan for a portion of Block 830 Lot 1 a/k/a Bayonne Bay West, prepared by Suzanne Mack, PP, AICP and Andrew Raichle, PE

Presentation by Suzanne Mack, PP, City Planner

Board questions:

Garelick appreciated presentation. Wants to consider road closings included – developers will work in a coordinated effort not to interrupt existing businesses.

Marsella – pedestrians / cyclists – consider transportation safer than it is today.

Audience questions:

Peter Franco questioned the number of stories permitted. This area is ideal for higher density than previous plans adopted for Broadway / north street.

Mike Ruscigno (ask sue what he was asking about)

Hanusz-Rajkowski – logic of density at the peninsula compared to Broadway and north street.

Megan McNally

Rich, Vote with regard to consistency

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

Adoption of Resolutions

- **P-15-022 – 662 Avenue C Urban Renewal, LLC – Site: 662-666 Avenue C in City Block 163, Lot 45**
 - Commissioner Marsella made a motion to adopt the resolution and Commissioner Mulcahy seconded the motion. A unanimous vote followed.

Redevelopment plan – Marsella, Fiermonte

A motion was made to close the meeting at 7:40 p.m.

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

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