PLANNING BOARD
CITY OF BAYONNE
MINUTES OF REGULAR MEETING
FEBRUARY 9, 2016

A regular meeting of the City of Bayonne Planning Board was held on Tuesday, February 9, 2016 in the Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey.

Vice-Chairperson Fiermonte called the meeting to order at 6:18 p.m. and led all in the Pledge of Allegiance to the Flag. Vice-Chairperson Fiermonte advised that the Board has complied with the Open Public Meetings Act/Sunshine Law.

Secretary Marsella called the roll. Present at the meeting were Vice-Chairperson Fiermonte and Commissioners Perez, Mulcahy, Quintela, Lawandy, Marsella, Malloy and mayoral designee Virga. Chairman Garelick and Mayor Davis were absent.

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

Adoption of Minutes:

Commissioner Marsella made a motion to adopt the minutes of the January 12, 2016 regular meeting and. Commissioner Perez seconded the motion and a unanimous vote of eligible members followed.

Communications:

- Municipal Council Resolution directing the Planning Board to prepare a Redevelopment Plan for Block 221, Lots 8, 9, 10, 11, 12 and 13, known as 33-43 East 19th Street, 197-205 Avenue E, 197-205 Avenue E rear and 4 Standard Place on the Tax Map of the City of Bayonne

- Municipal Council Resolution directing the Planning Board to prepare a Redevelopment Plan for Block 295, Lots 16 and 17 (North Street rear and North Street Between 105A and 107 also referred to as 105.5 North Street) on the Tax Map of the City of Bayonne

A short break taken 6:25 p.m. and the meeting resumed at 6:35 p.m. Secretary Marsella called the roll.

Public Hearing:

P-16-006 IBAR VENTURES, LLC – Site: 148 East 5th Street in City Block 359, Lot 7 *[The applicant is seeking preliminary and final major site plan approval and bulk variance relief to renovate buildings 1, 2A and 2B for the manufacturing of theatrical sets and scenery displays and to add a drive-in ramp at the rear of Building 2B.]*

Michael Miceli, Esq., in his opening remarks described the application, provided a background of the site, talked about the proposed use, variances and design waivers that are being requested. He said that most of the work proposed is interior to the building. He also said that the site plan will need to be revised to show the changes to the parking over the railroad tracks. Mr. Miceli offered his exhibits into evidence and called his first witness.

Witness:

Robert Usdin, principal of applicant and president of Showman Fabricators was sworn to provide factual testimony. Mr. Usdin testified that IBAR Ventures makes theatrical sets for many television and Broadway shows. He said that the company has been in business for the past 29 years. If this application is approved, the company will be relocating from Long Island, NY to Bayonne. One of the main reasons for their decision to move to Bayonne is the ease of Mass transit to bring materials in and out of the City. Mr. Usdin said that they are thinking of bringing interns in from the local high school to teach them about the business and possibly grow within this company.

Board questions:

Commissioner Malloy suggested to Mr. Usdin that he consider making application to the Urban Enterprise Zone should this application be approved.

Commissioner Perez questioned the number of anticipated employees the applicant will employ at this facility. Mr. Usdin responded that there will be approximately 139 employees working at the site.

Audience questions:

There were no questions from the general public.

Witness:

Nicholas Tsapatsaris, a registered architect and engineer was sworn and accepted as an expert witness to testify in support of the application. Mr. Tsapatsaris testified that he was retained by the applicant to prepare the site plan for this application. He described the location and buildings on the site. He said that they propose raising the roof on one of the buildings and he addressed the variances being requested. Mr. Tsapatsaris also addressed the free standing signs being proposed at several buildings at the site.

Board questions:

Vice-Chairman Fiermonte and City Planner Suzanne Mack, PP questioned Mr. Tsapatsaris.

Audience questions:

There were no questions from the general public.

Witness:

Joseph Staigar, PE, traffic engineer, was sworn and recognized as an expert witness. Mr. Staigar described the site and surrounding area. He testified that there would be a maximum 139 employees on site at any time. With regard to trip generation, Mr. Staiger said there would be approximately 60 trips in morning and 50 trips in peak hours and there would be a maximum of 90 parked cars on the site. There would be at least one space for every employee. In addition, Mr. Staigar added that based upon the existing operation of the site, it is anticipated that less than 50% of the employees will carpool or use mass transit. There are three bus lines and light rail less than a mile away from the site. Mr. Staigar pointed out that 296 parking spaces are required per our City Ordinance however, the applicant is unable to meet those requirements. He also said that no more than 10 trucks per day will access the site.

Witness:

Joseph Staigar, PP provided expert planning testimony in support of the application. He said that he reviewed the reports offered by the City's consulting engineer and planner and testified that the applicant would comply with same. Mr. Staigar testified that the proposed use of this property is a better alternative to that which presently exists. He addressed the requested variances and waivers and described how the variances required would not impair the intent and purpose of the Zone Plan and Ordinance. Mr. Staiger addressed the positive criteria and efficient use of land and how the benefits substantially outweigh any detriments. He pointed out that the proposed use of this site results in jobs for the community and is an improvement to the area. He stated the hours of operation of the business would be Monday through Friday, 7:00 a.m. to 3:30 p.m. and that there would be five or six employees working until 9:00 p.m. from time to time.

Board questions:

Commissioner Fiermonte, consulting City Planner James Clarkin and City Planner Sue Mack questioned Mr. Staigar.

Audience questions:

Resident Mike Masigno asked Mr. Staigar questions regarding the applicant's tree obligation.

Closing Remarks:

Commissioner Virga said that this project is a plus to our community and he is in favor of it.

Commissioner Malloy said that this project is a plus to our community considering the number of jobs being created and improvements to site with signage. He said that he is also pleased that the applicant will be working with the high school training students in the trade. He said that this is an exciting and wonderful proposal.

Commissioner Perez said this is a great project.

Commissioner Marsella concurred and added that she welcomes this project.

Commissioner Quintela said that this is a good use for this site.

Commissioner Lawandy was pleased that this project will be bringing in jobs to the community.

Commissioner Fiermonte said this she concurred with her fellow commissioners and added that the applicant should make a donation in lieu of planting street trees.

Commissioner Fiermonte said that she would leave the decision about the street tree contribution up to the Board's professionals. Commissioner Mulcahy said that the applicant should consider having the required trees planted at other sites.

Commissioner Perez made a motion to approve the application subject to any conditions agreed to during the course of the hearing and Commissioner Marsella seconded the motion. A unanimous vote followed.

Adoption of Resolutions

- **P-15-028 - 119-121 WEST 52ND STREET, LLC – Site: 119-121 West 52nd Street in City Block 38, Lot 16**
    - Commissioner Mulcahy made a motion to adopt the resolution and Commissioner Perez seconded the motion. A unanimous vote followed.
- **P-15-029 GORDON TERMINAL SERVICE CO. OF NJ – Site: 2 Hook Road in City Block 481, Lot 1**

- Commissioner Marsella made a motion to adopt the resolution and Commissioner Perez seconded the motion. A unanimous vote followed.

A motion was made to close the meeting at 8:00 p.m.

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

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