PLANNING BOARD
CITY OF BAYONNE
MINUTES OF REGULAR MEETING
MARCH 8, 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.

Chairman Garelick called the meeting to order at 6:15 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, Perez, Quintela, Lawandy, Marsella and Malloy. Commissioner Mulcahy 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 February 9, 2016 regular meeting and. Commissioner Perez seconded the motion and a unanimous vote of eligible members followed.

Communications:

- Municipal Council Resolution authorizing and directing the Planning Board to prepare a Redevelopment Plan for Block 458, Lots 12 and 13 a/k/a 206-220 Avenue E and 222Avenue E

Public Hearing:

P-16-003 INGERMAN DEVELOPMENT, LLC – Site: 13-27 West 19th Street; 12-22 East 21st Street; 426-428 & 434-436 Broadway in City Block 221, Lots 1-5, 15-19, 24 and 26 *[The applicant is seeking minor subdivision approval along with preliminary and final major site plan approval to construct a six-story residential apartment building containing 138 multi-family units with associated common amenity space, structured parking and related improvements.]*

Peter J. Wolfson, Esq., attorney for applicant gave a brief opening statement, entered his exhibits into evidence and called his first witness.

Witness:

Lara Schwager, principal of the applicant, was sworn to provide factual testimony in support of this application. Ms. Schwager said that the applicant, Ingerman Company, is experienced in development, construction and management of large projects. She commented that Broadway is improving and there is much happening in the area and that this project, with its residential component, will add to the improvements. Ms. Schwager stated further that the applicant is excited about building in Bayonne.

Witness:

Jay Kruse PE with Dewberry Engineering was sworn to provide expert engineering testimony. Mr. Kruse described the existing conditions and overall project area. He pointed out that the project is governed by the Broadway Corridor Redevelopment Plan. He stated that the applicant is seeking approval to construct a six-story apartment building with 138 residential units and structural parking. Mr. Kruse testified that the applicant is proposing a total of 24 studios, 71 one-bedroom units and 42 two-bedroom units. The bottom two stories of the building will be used for the 212 parking spaces. Mr. Kruse also testified that signage is being proposed in two areas. He described the grading plan, trash services and development, the operation of the parking area and layout noting that this is more parking than is required by the Plan. Mr. Kruse also talked about the off-site improvements, trash removal, bike storage area for up to fifty (50) bikes, the utilities, lighting and landscaping. He discussed the merging and subdividing of the lots. Mr. Kruse testified that the applicant will comply with the Board engineer's comments.

Board questions:

Chairman Garelick, consulting City Engineer Rob Russo and consulting City Planner James Clarkin questioned Mr. Kruse.

City Planner Suzanne Mack commented on the project.

Audience questions:

George Scott, the owner of property in the vicinity of this project questioned Mr. Kruse about signage, parking and how many paid parking spaces will be lost as a result of this project.

Witness:

Maurice Rached, PE, a traffic engineer, was sworn to provide expert testimony. Mr. Rached testified that he prepared the parking and traffic circulation study. He summarized his findings with regard to existing roadway conditions, existing traffic conditions, trip generation and distribution, future traffic conditions, peak hour traffic analysis, site access and parking assessment.

Board questions:

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

Audience questions:

There were no questions from the general public.

Witness:

Jason Tronco, AIA, a landscape architect, was sworn and recognized as an expert witness to testify in support of this application. Mr. Tronco described the streetscape of the development and proposed street trees for the pocket park. He offered site photos of the area which were added as

Exhibit A-34. Mr. Tronco also testified that the landscape plan will be revised to address comments made by the City's consulting planner and engineer. Mr. Tronco also described the proposed rooftop deck and the fitness area.

Board questions:

Chairman Garelick and Commissioner Fiermonte questioned Mr. Tronco.

Audience questions:

George Scott and Mike Rasigno questioned Mr. Tronco.

Witness:

David Minno, PP was sworn to provide expert testimony. Mr. Minno described the project in detail, the purpose of the building, the present site conditions and how this development would be a presence to this part of the City. He stated that there would be a property manager on site at all times. He talked about the two-floor parking garage, the proposed amenities and the club room. He further testified that there is no space on the third, fourth, fifth and sixth floors for any amenities. Mr. Minno described the pocket park that would be created and said that the park will be a City owned parcel. He gave planning testimony regarding the required variance for this project. Mr. Minno addressed, point by point, each of the variances requested and how the project on balance would be positive for the area and the City as a whole. He also testified that this project would not have a substantial detriment to the public good nor impair the Zone Plan and Zoning Ordinance

Board questions:

Chairman Garelick, Commissioner Fiermonte and consulting City Planner James Clarkin questions Mr. Minno.

Audience questions:

George Scott questioned Mr. Minno.

Closing remarks:

Mr. Wolfson respectfully requested the Board look favorably upon this application.

Audience closing remarks:

George Scott commented that the applicant has done a fine job and gave a good presentation of the proposed project. He commented further that this project will be a great shot in the arm to Broadway. Mr. Scott concluded that he likes the way the building looks.

Comments:

Commissioner Marsella complimented the applicant on the presentation of the project this evening.

Commissioner Fiermonte said that she likes the architectural design and the way this has been created. She said she is looking forward to the pocket park.

Chairman Garelick commented that this is a really good project in repurposing an under utilized area with creative and complex design. He added that he is happy that the applicant is working with and cooperation with the City and surrounding neighborhood. Mr. Garlick further commented that the requested variances can be granted without any detriment to the public good or surrounding area.

Chairman Garelick made a motion to approve the application subject to any condition agreed to and spread across the record. Commissioner Marsella seconded the motion and a unanimous vote followed.

A short break was taken at 7:45 p.m. and the meeting resumed at 7:55 p.m. The roll was called.

Public Hearing:

Redevelopment Plan for Block 221, Lots 8, 9, 10, 11, 12 and 13 a/k/a 33-42 East 19th Street, 197-205 Avenue E rear and 4 Standard Place.

Suzanne Mack, PP, City Planner gave a summary presentation of the redevelopment plan.

Board questions / comments:

Commissioner Malloy thanked Ms. Mack for her hard work on the redevelopment plan.

Audience questions / comments:

There were no questions or comments from the general public.

Commissioner Perez made a motion to send a positive response and recommendation to the Municipal Council to adopt the redevelopment plan. Commissioner Marsella seconded the motion and a unanimous vote followed.

Adoption of Resolutions

- **P-16-006 IBAR VENTURES, LLC – Site 148 East 5th Street in City Block 359, Lot 7**
    - Commissioner Marsella made a motion to adopt the resolution and Commissioner Perez seconded the motion. A unanimous vote followed.
- Adoption of resolutions to Municipal Council on Redevelopment Plan for Block 221, Lots 8, 9, 10, 11, 12 and 13 a/k/a 33-42 East 19th Street, 197-205 Avenue E rear and 4 Standard Place.
    - Commissioner Perez 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 8:45 p.m.

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

/lg