



**PLANNING BOARD
CITY OF BAYONNE
MINUTES OF SPECIAL MEETING
APRIL 6, 2016**

A special meeting of the City of Bayonne Planning Board was held on Wednesday, April 6, 2016 in the Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey.

Chairperson Garelick called the meeting to order at 6:23 p.m. and led all in the Pledge of Allegiance to the Flag. Chairperson 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, Commissioners Perez, Quintela, Mulcahy, Marsella, Malloy and mayoral designee Virga. Commissioners Fiermonte, Lawandy and Mayor Davis were absent.

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

Adoption of Minutes:

Commissioner Marsella made a motion to adopt the minutes of the March 15, 2016 special meeting and Commissioner Perez seconded the motion and a unanimous vote of eligible members followed.

Public Hearing:

P-16-004 BROADWAY OWNER, LLC, Site: 957-965 Broadway and 9-15 West 46th Street in City Block 77, Lots 16-24 *[The applicant is seeking preliminary and final major site plan approval to construct a mixed-use building with 91 units and 150 parking spaces.]*

Michael Miceli, Esq., attorney for the applicant gave a brief opening statement regarding the application before the Board. Mr. Miceli said that this application is based upon a redevelopment plan that was adopted by the Municipal Council in June 2015. He added that the applicant is seeking approval to construct a ten-story mixed use building with ninety-one (91) residential units and one hundred fifty (150) parking spaces. Mr. Miceli offered his exhibits into evidence.

Witness:

Joseph Jaworski, P.E., was sworn and recognized as expert witness for the applicant. Mr. Jaworski provided testimony as to the existing and proposed conditions at the site. He described the proposed structure as a single multistory mixed use building with a retail component consisting of 8,500 sq. ft. at grade level. Mr. Jaworski further testified that the proposed project complies completely with the redevelopment plan and is variance free. He stated further that 70 spaces will be provided for bicycles within the parking garage. With regard to the handling of trash, Mr. Jaworski testified that trash will be contained within the interior of the building in a storage room with compactors. The trash will be picked up by private hauler. Mr. Jaworski stated that he reviewed the comments made by our City Planner and City Engineer and that the applicant agrees to comply with those comments.

Board questions:

Chairman Garelick and consulting City Engineer Russo and consulting City Planner Rodriguez questioned Mr. Jaworski.

Audience questions:

Residents Ed Szawiel, Gary LaPelusa, John Blum, Albert Rinaldi, Helene Schneider, Robert Englehardt, Robert Englehardt III, Mary Curtis, Peter Franco, Mike Rusigno, Michael Morris also questioned Mr. Jaworski.

A short break was taken at 7:30 p.m. and the meeting resumed at 7:35 p.m. Secretary Marsella called the roll.

Witness:

Frank Pisani, AIA was sworn and accepted by the Board to provide expert testimony in support of this application. Mr. Pisani described the building design, appearance and materials to be used. He said that the building meets all building requirements as outlined in the redevelopment plan and is an “as-of-right project”. He described the awnings, decorative elements and the signage that is permitted per the Redevelopment Plan. He described the parking and the commercial and residential improvements and amenities and discussed the setbacks and how they complied with the Redevelopment Plan

Board questions:

Chairman Garelick and consulting City Planner Rodriguez questioned Mr. Pisani.

Audience questions

Albert Rinaldi, Peter Franco, John Blum, Mary Curtis, Jill Pasterrino, Robert Englehardt, Michael Morris, Robert Englehardt III questioned Mr. Pisani.

Witness:

Joseph Staigar, P.E., traffic engineer was recognized by the Board as an expert witness. Mr. Staigar stated that his firm Dynamic Engineering was retained by the applicant to prepare a traffic impact study associated with the construction of the project. He discussed the existing roadway conditions and traffic volumes. He spoke to the existing levels of service and future conditions. Mr. Staigar also described how the elevators in the parking garage will work, how vehicles will be accommodated while waiting for an elevator to park and the speed of elevators. He stated that twenty (20) vehicles per minute can be accommodated. In conclusion, Mr. Staigar stated that it his

professional opinion, that the adjacent street system will not experience any significant degradation in operating conditions with the construction of this project. The site plan as proposed provides for good circulation throughout the site and provides adequate parking to accommodate the project's needs.

Board questions:

Commissioner Marsella, consulting City Engineer Russo and consulting City Planner Rodriguez questioned Mr. Staigar.

Audience questions:

Albert Rinaldi, John Blum, Peter Franco, Robert Englehardt III, Michael Morris, Mary Curtis, Gary LaPelusa, Deborah Blum, Tess McOloughlin questioned Mr. Staigar.

Closing Remarks:

Albert Rinaldi, Kathleen Henderson, Mary Curtis, Gary La Pelusa, Peter Franco, Michael Morris, Ed Szawiel, Marty Riley, Robert Englehardt III, George McCarthy, Jill Pastorino, Peter Zaloom and Helene Schneider gave statements in opposition to this project.

Resident Marnie Reiley spoke in favor of the project.

Michael Miceli, Esq., stated that this project complies completely with the redevelopment plan and will be an benefit to the City. He respectfully requested the Board approve the application.

Caucus:

Commissioner Marsella said that she is a resident of Bayonne as is her son. She stated that she has seen a decline over the years in our City. She acknowledged that she shares the concerns of the residents however, some of those concerns cannot be taken into consideration in the Board's vote. Commissioner Marsella said that she hoped the City would consider a traffic light at 45th Street and Broadway to help with traffic safety concerns. She commented that the revamping of the City Park will help with keeping the children off of the streets and in a safe area to play.

Commissioner Perez echoed Commissioner Marsella's comments. He said that we need a new surplus of people to come into Bayonne. He commented further that he too lives in Bayonne and frequents the stores and restaurants here. The construction of this project will help to bring the City back.

Commissioner Malloy said that many projects come before this Board. This is a major change in that neighborhood and it will not necessarily have a negative impact on the neighborhood. If this project is successful, other similar projects will come in and work as well. The applicant has met all of the requirements of the redevelopment plan.

Commissioner Virga said that he lives near this project and he welcomes the improvement to the area.

Commissioner Mulcahy said that after his home burned down he had the option of moving out of the City or building another home and remain in Bayonne. He chose to remain in Bayonne with his entire family. He had some traffic concerns, but those concerns have been addressed by the expert testimony given.

Commissioner Quintela said that he would like to see the applicant require its tenant to take a parking spot. He also said that he would like to see the windows in the building tinted.

Chairman Garelick noted that no one likes change. He said that Bayonne is going through change that is good, because the alternative to change is disaster. This will be one of the better decisions made.

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

A motion was made to close the meeting at 10:00 p.m.

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

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