



**PLANNING BOARD
CITY OF BAYONNE
MINUTES OF SPECIAL MEETING
JUNE 27, 2016**

A special meeting of the City of Bayonne Planning Board was held on Monday, June 27, 2016 in the Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey.

Chairman Garelick called the meeting to order at 6:10 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, Commissioners Fiermonte, Perez, Quintela, Marsella and Malloy. Mayor Davis and Commissioner Lawandy were absent.

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

Public Hearing:

P-16-020 WEST 6TH STREET REALTY, LLC – Site: 143 Avenue A in City Block 301.02 Lot 11; 170-176 West 6th Street in City Block 301.02, Lots 12, 13 & 14; 147-157 Avenue A in City Block 301.03, Lot 1. *[The applicant is seeking preliminary and final major site plan approval to allow the construction of a single-story, multi-tenant retail building.]*

Patrick J. McNamara, Esq., attorney for applicant, offered his exhibits into evidence and called his first witness.

Witness:

Jose Santos, RA, of Architrave Group, PC was sworn to provide expert testimony. Mr. Santos testified that he was retained by the applicant to prepare the architectural plans. He described the architectural features of the proposed building, parking and material that will be used in the construction of same.

Board questions:

Chairman Garelick and Commissioners Marsella and Fiermonte questioned Mr. Santos.

Audience questions:

There were no questions from the general public.

Witness:

Jonathan R. Istranyi, PE of Stonefield Engineering was sworn to provide expert testimony. Mr. Istranyi described the existing site and proposed improvements and landscaping. He addressed all of the requested variances and need for same. Mr. Istranyi also addressed the parking area and variances required for curb cut width as well as the layout and testified there would be forty-three (43) parking spaces noting that only forty (40) are required. Mr. Istranyi further testified that there would be cross access easements provided as well as the required number of street trees

Board questions:

Commissioner Marsella and City consultants Russo and Clarkin questioned Mr. Istranyi.

Audience questions:

There were no questions from the general public.

Witness:

John McDonough, PP of John McDonough Associates, LLC was sworn to provide expert planning testimony in support of the application. Mr. McDonough described the project in detail, the

purpose of the building being retail which he said is a permitted use. He addressed all of the requested variances and said that the variances could be granted because they would be positive for the area and the City as a whole. Mr. McDonough further testified that this project would not have a substantial detriment to the public good nor impair the Zone Plan and Zoning Ordinance. He described the project as having a good straight forward approach and that there would be no interference with bridge traffic. The site would conduct all deliveries during off hours.

Board questions:

Chairman Garelick questioned Mr. McDonough.

Audience questions:

There were no questions from the general public.

Closing Remarks:

Mr. McNamara respectfully requested the Board grant approval of this application.

Public comments:

There were no closing remarks from the general public.

Board comments:

Chairman Garelick said that this project is a real plus for the City. This is a cleaner, neater newer facility that will replace a Foundry that has not been in operation for many years.

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

A short break was taken at 6:50 pm and the meeting resumed 7:00 pm. The roll was called.

Public Hearing:

P-16-024 MADISON HILL PROPERTIES, LLC – Site: 106-220 Avenue E in City Block 458, Lots 12 & 13 *[The applicant is seeking preliminary and final major site plan approval to allow the construction of a five-story residential building with 70 residential units and 72 onsite parking spaces.]*

Michael Miceli, Esq., attorney for applicant, offered his exhibits into evidence and called his first witness.

Witness:

Dean Marchetto, AIA, an architect with the firm of Marchetto Higgins Stieve Architecture was called and sworn as an expert witness to testify on behalf of this application. Mr. Marchetto gave a power point presentation of the proposed development and testified that the proposed application meets the Redevelopment Plan criteria

Board questions:

Chairman Garelick, Commissioner Perez and Board consultants Russo and Clarkin questioned Mr. Marchetto.

Audience questions:

There were no questions from the general public.

Witness:

Charles Thomas, Jr., PE , Vice President of Bowman Consulting was sworn to provide expert testimony. Mr. Thomas described the drawings that were prepared by his firm and said that the applicant proposes to replace the sidewalk on Avenue E and use pavers on the East 22nd Street side of the project. He testified as to the proposed plantings and described the sites lighting and drainage. Mr. Thomas accepted the City's Engineer report and advised there would be no signage at the site.

Board questions:

Chairman Garelick and consultants Russo and Clarkin questioned Mr. Thomas.

Audience questions:

There were no questions from the general public.

Witness:

Eric Keller, PE traffic engineer of Bowman Consulting was sworn to provide expert testimony. Mr. Keller testified that he prepared the traffic report dated June 14, 2016. Mr. Keller concluded that the proposed development would have a nominal impact on traffic operations during the weekday am and pm peak commuting hours. Mr. Keller opined that, based upon his traffic assessment study, the proposed development will provide for safe and efficient traffic operations without affecting the quality of flow along the nearby local roadways. The design of the development will adequately serve the needs of the proposed facility's residents and guests.

Board questions:

Chairman Garelick and Commissioner Marsella questioned Mr. Keller.

Audience questions:

There were no questions from the general public.

Witness:

Tanya Merione, PP with Tomology was sworn to provide expert planning testimony. Ms. Merione said that she reviewed the history of the site and the goals of the Bayonne Master Plan. She described the various land uses in the area pointing out the Light Rail System. She said that because this project is located in a transit oriented area, it will increase the value of the properties in the general area.

Board questions:

Chairman Garelick and consultant Russo questioned Ms. Merione.

Audience questions:

There were no questions from the general public.

Closing Remarks:

Michael Miceli, Esq., respectfully requested the Board approve the application.

There were no closing remarks from the general public.

Board comments:

Chairman Garelick said that this is one of the most professional presentations made before this Board. It is a beautifully designed building and this is a very appropriate project for this site. This project will revitalize the City. It is good for Bayonne and the future of the City.

Commissioner Fiermonte also complimented the applicant on their presentation.

Commissioners Quintela, Marsella, Perez and Malloy concurred

Commissioner Perez made a motion to approve this application subject to the conditions agreed to and spread across the record during the course of this hearing. Commissioner Marsella seconded the motion and a unanimous vote followed.

A motion was made to close the meeting at 8:10 p.m.

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

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