



**PLANNING BOARD
CITY OF BAYONNE
MINUTES OF REGULAR MEETING
JULY 12, 2016**

A regular meeting of the City of Bayonne Planning Board was held on Tuesday, July 12, 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 Perez, Marsella, Fiermonte, and Virga (mayoral designee). Mayor Davis and Commissioners Malloy, Lawandy and Quintela were absent.

Also present were Richard N. Campisano, Esq., Board Counsel, consulting City Planner Anthony Rodriguez, PP and Lillian Glazewski, Land Use Administrator.

Adoption of Minutes:

Commissioner Marsella made a motion to adopt the minutes of the regular meeting held on June 14, 2016 and Commissioner Perez seconded the motion. A unanimous vote of eligible members followed.

Commissioner Marsella made a motion to adopt the minutes of the special meeting held on June 27, 2016 and Commissioner Perez seconded the motion. A unanimous vote of eligible members followed.

Commented [LG1]:

Communications:

Received Municipal Council request authorizing the Planning Board to review and comment on “An Ordinance amending and supplementing the revised general Ordinances of the City of Bayonne Chapter 35 Zoning Regulations”.

Chairman Garelick made a motion to accept the Council’s request and Commissioner Marsella seconded the motion. A unanimous vote followed.

Public Hearing:

P-16-019 – 191 BROADWAY, LLC – Site: 191 Broadway in City Block 318, Lot 20 *[The applicant is seeking preliminary and final major site plan approval and bulk variance relief to add two stories to the existing building which will contain commercial on the first floor, two one-bedroom apartments on the second floor and two two-bedroom duplex apartments on the third and fourth floor]*

William J. Finnerty, Esq., attorney for the applicant appearing. In his opening statement, Mr. Finnerty said that Chris Cocchi is the principal and owner of this property. He described the site as the former Naples Pizzeria. Mr. Finnerty then offered his exhibits into evidence and called his first witness.

Witness:

Victor Malerba, Jr., architect was sworn to provide expert testimony in support of this application. Mr. Malerba testified that the applicant retained him to prepare the architectural plans for the project. Mr. Malerba brought a color rendering of the plans to use while testifying. He described the existing site and discussed the proposed changes. He said that he reviewed the parking and he indicated that parking for the project will contain six (6) parking spaces on nearby property. Mr. Malerba also addressed the City Planner and Engineer’s comments.

Board questions:

Chairman Garelick was concerned about fencing and the location of mechanicals on the rooftop deck area.

Audience questions:

There were no questions from the general public.

Witness:

Chris Cocchi, owner of the property, was sworn to provide factual testimony. Mr. Cocchi said that the tenant for retail space is a physical fitness facility (gym). The gym will be open from 5:30 a.m. to 8:30 pm. He stated that they expect to have one to three employees working at the facility. The tenant will act as superintendent for building. Mr. Cocchi also said that the parking spaces will be numbered and dedicated to the individual apartments. Mr. Cocchi agreed to a deed restriction for the parking spaces.

Board questions:

Chairman Garelick and Commissioner Fiermonte questioned Mr. Cocchi.

Audience questions:

There were no questions from the general public.

Closing remarks:

There were no closing remarks from the general public.

Mr. Finnerty, in closing, requesting the Board look favorably on this application.

Chairman Garlick pointed out that Mr. Cocchi has had a number of applications that have been approved and successfully completed in the downtown area. He is in favor of this application.

Commissioner Fiermonte concurred with Chairman Garelick and commented further that projects completed by the applicant are impressive and the proposed changes to this building will only add to the improvements in the area.

Commissioner Garelick made a motion to approve the application subject to the conditions agreed to and spread across the record. Commissioner/ Fiermonte seconded the motion and a unanimous vote followed.

Adoption of Resolutions

- **P-16-011 BAYONNE BAY DEVELOPERS URBAN RENEWAL, LLC – Site: Peninsula at Bayonne Harbor in City Block 830, Lot 1**
 - Commissioner Marsella made a motion to adopt the resolution and Commissioner Perez seconded the motion. A unanimous vote followed.
- **P-15-026 – 124 WEST 5TH STREET, LLC – Site: 124 West 5th Street in City Block 335, Lot 11**
 - Commissioner Marsella made a motion to adopt the resolution and Commissioner Perez seconded the motion. A unanimous vote followed.
- **P-16-015 SHAWKI KHALIL – Site: 557-561 Broadway in City Block 183, Lot 16**
 - Commissioner Marsella made a motion to adopt the resolution and Commissioner Virga seconded the motion. A unanimous vote followed.
- **P-16-020 WEST 6TH STREET REALTY, LLC**
 - Commissioner Marsella made a motion to adopt the resolution and Commissioner Perez seconded the motion. A unanimous vote followed.
- **P-16-024 MADISON HILL PROPERTIES, LLC**
 - Commissioner Fiermonte 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 6:45 p.m.

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

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