



**PLANNING BOARD
CITY OF BAYONNE
MINUTES OF SPECIAL MEETING
AUGUST 30, 2016**

A special meeting of the City of Bayonne Planning Board was held on Tuesday, August 30, 2016 in the Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey.

Chairman Garelick called the meeting to order at 6:05 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, Malloy, Quintela and Becker. Mayor Davis and Commissioner Lawandy were absent.

Also present were Richard N. Campisano, Esq., Board Counsel, City Planner Suzanne Mack, PP, consulting City Engineer Andrew Raichle, PE and Lillian Glazewski, Land Use Administrator.

Adoption of Minutes: No minutes available for adoption

Public Hearing:

P-16-026 – BAYONNE ENERGY CENTER, LLC – Site: Constable Hook in City Block 482, Lots 10 & 11 *[The applicant is seeking preliminary and final major site plan approval to allow the construction of a simple-cycle electric generating facility and for the installation of two Siemens Trent 60 Wet Low Emissions combustion turbine generators.]*

Lisa A. John-Basta, Esq., attorney for the applicant, explained that the applicant is seeking preliminary and final major site plan approval. She gave a brief background of the previous Bayonne

Energy application that received an approval from this Board. Ms. John-Basta offered the exhibits that were previously marked into evidence.

Witness:

Jason Bass, operations manager for Bayonne Energy Center, was sworn to provide factual testimony in support of the applications. Mr. Bass testified that he has been the operations manager for Bayonne Energy Center since 2011 and that he is familiar with the first application that came before this Board for approval. He said that this application is an expansion of the previous project. Mr. Bass went on to describe the operations of the plant. He confirmed that the plant operates twenty-four (24) hours a day all year round and there are a total of thirteen (13) employees. They plan to add three new employees with only nine (9) employees working per shift. Mr. Bass also described the safety measures put into place at the site. He said there is a 10' high chain link fence with barbed wire, lighting and security cameras. He testified that there have been no security issues at the existing facility. Mr. Bass testified that it will take eighteen (18) months to complete construction.

Board questions:

Chairman Garelick questioned Mr. Bass.

Chairman Garelick asked City Planner Suzanne Mack if all of the concerns outlined in her report were satisfactorily addressed. Ms. Mack confirmed that they were.

Audience questions:

There were no questions from the general public.

Witness:

Rachel Burckardt, PE, site engineer for Bayonne Energy Center, was sworn to provide expert testimony in support of the application. Ms. Burckhardt said that her firm was retained by the applicant to prepare the plans for the site. She described the existing conditions at the site and

reviewed the access to the site and the type of equipment used and how it works. She discussed the fencing, the height of the stacks, turbines, demineralized water tank and electrical facility. She also described the precautions that have been taken in case of flooding. Ms. Burkhart testified that the lot merger requested complies with bulk standards for the site. She said the site has direct waterfront access for the cable. The roads and the necessary utilities all exist at the location. The site is far from residences and other sensitive noise receptors. In conclusion, Ms. Burckhardt said that this is a brownfield site that is being reutilized as a productive site

Board questions:

Chairman Garelick and Commissioner Marsella questioned Ms. Burckhardt. Consulting City Engineer Andrew Raichle, PE commented that the applicant has satisfied his concerns as outlined in his report. He recommended that the Board make any approval conditioned upon the applicant filing a cross access easement agreement.

Ms. John-Basta said that 150 construction jobs will be created.

Audience questions:

Resident Mike Ruscigno questioned Ms. Bruckhardt.

Chairman Garelick commented that the expansion of the facility will create jobs and upgrade staffing at the site. He said that this is great for the economy and City of Bayonne and the City's ratables down the road will increase.

Commissioner Marsella made a motion to approve the application with the conditions spread across the record and Commissioner Perez seconded the motion. A unanimous vote followed.

Adoption of Resolutions

- **P-16-027 DURAPORT REALTY FOUR, LLC – Site: East 5th Street in City Block 476.01, Lot 10.01**

- Commissioner Marsella made a motion to adopt the resolution and Commissioner Perez seconded the motion. A unanimous vote followed.
- **P-16-025 BB BAYONNE, LLC – Site: 140 Avenue B; 138 Avenue B; 103 West 44th Street; 101 West 44th Street in City Block 84, Lots 6 – 10 respectively**
 - Commissioner Marsella made a motion to adopt the resolution and Commissioner Perez seconded the motion. A unanimous vote followed.
- **P-16-012 – 91 EVERGREEN, LLC – Site: 91-93 Evergreen Street in City Block 322, Lot 10**
 - Commissioner Marsella made a motion to adopt the resolution and Commissioner Perez seconded the motion. A unanimous vote followed.
- **P-16-030 - 195 EAST 22ND STREET URBAN RENEWAL, LLC (amended application) – Site: 195 East 22nd Street in City Block 452.01, Lots 1.03 & 9**
 - Commissioner Marsella made a motion to adopt the resolution and Commissioner Fiermonte seconded the motion. A unanimous vote followed.

A motion was made to close the meeting at 6:40 p.m.

Susan Bischoff, Certified Shorthand Reporter, 449 Columbia Boulevard, Wood-Ridge, NJ

07075 took a transcript of the meeting.

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