



**PLANNING BOARD
CITY OF BAYONNE
MINUTES OF REGULAR MEETING
SEPTEMBER 13, 2016**

A regular meeting of the City of Bayonne Planning Board was held on Tuesday, September 13, 2016 in the Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey.

Chairman Garelick called the meeting to order at 6:12 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, Lawandy, Quintela and Virga (mayoral designee). Mayor Davis was absent.

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

Adoption of Minutes:

Commissioner Fiermonte made a motion to adopt the minutes of the regular meeting held on August 9, 2016 and Commissioner Perez seconded the motion. A unanimous vote of eligible members followed.

Commissioner Perez made a motion to adopt the minutes of the special meeting held on August 20, 2016 and Commissioner Marsella seconded the motion. A unanimous vote of eligible members followed.

Communications:

Presentation of amended and restated redevelopment plan for Avenue F between East 23rd and 24th Streets in City Block 445, Lots 1, 2, 3, 4, 5 & 7.

City Planner Suzanne Mack, PP described the proposed amendments of the Redevelopment Plan to the Board.

There were no questions or comments from either the Board or general public.

Commissioner Marsella made a motion to forward a resolution recommending that the Municipal Council adopt the amendments. Commissioner Perez seconded the motion and a unanimous vote followed.

Public Hearing:

P-16-029 2-4 MEADOW STREET, LLC – Site: 2-4 Meadow Street in City Block 461, Lot 1 *[The applicant is seeking preliminary and final major site plan approval and bulk variance relief to allow the increase of apartments in the existing building from nine apartments to twelve apartments.]*

Paul Weeks, Esq., attorney for applicant, briefly described the reason for this application. He moved his exhibits into evidence and called his first witness.

Witness:

Stephen Kawalek, Esq., was sworn and accepted as an expert witness. Mr. Kawalek testified that he was retained by the applicant to prepare the site plan for this application. He described the existing structure, location and proposed changes. Mr. Kawalek said that no exterior changes to the building are proposed. He continued describing the layout of the units, number of bedrooms and unit

sizes. Mr. Kawalek further testified that the parking variance is preexisting and that there is an abundance of parking available in the area, including the transit parking lot.

Board questions:

Chairman Garelick, Commissioner Marsella and consulting City Planner James Clarkin questioned Mr. Kawalek.

Suzanne Mack, PP, City Planner commented that the Department of Transportation (DOT) does not issue parking permits unless the individuals use the transit system.

Audience questions:

There were no questions from the general public.

Closing Remarks:

Paul Weeks, Esq, respectfully requested the Board approve this application.

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

Public Hearing:

P-16-038 - 662 AVENUE C URBAN RENEWAL, LLC (AMENDED APPLICATION)
Site: 662-666 Avenue C in City Block 163, Lot 45 *[The applicant is seeking an amendment to the major site plan previously approved for a 5 ½ story 33 unit residential building with 33 parking spaces by allowing a 2' encroachment into the avenue c right-of-way.]*

Patrick J. McNamara, Esq., attorney for applicant, explained that this amended site plan application is simply to effectuate refinement of the building architecture. He said there will be no other changes from the original approval granted by this Board. Mr. McNamara offered his exhibits into evidence and called his first witness.

Witness:

Joaquin Bouzis, AIA, was sworn to provide expert testimony. Mr. Bouzis testified that his firm prepared the architectural plan for this project. He further testified that there is a three foot nine inch (3'9") separation with the neighbor's property. He also said that he reviewed the encroachment into Avenue C and 30th Street in the new proposal as well as the six- foot (6') buffer at the rear of the property and two foot (2') encroachment over Avenue C. Mr. Bouzis testified that the reason for the request for a variance for the garage openings is because of planters on the property line. He offered a materials board into evidence which was entered into evidence as Exhibit A-18. Mr. Bouzis also described the signage proposed in this new application.

Board questions:

Chairman Garelick and consulting engineer Robert Russo, PE, questioned Mr. Bouzis.

Audience questions:

Louis Torres, Sr. and Louis Torres Jr., who own a home adjacent to this structure, were concerned with the amount of space between the new building and their house. They said there is a bay window that extends out that will affect access along their side yard to the backyard.

Frank Alessi, principal of applicant, said that he will stabilize Mr. Torres' property line and look at the distance between his bay window and the proposed building.

Witness:

David Karlebach, PP, was sworn to provide expert testimony on behalf of the application. Mr. Karlebach testified that he reviewed each of the variances being requested in connection with the proposed amendment to the site plan. It was Mr. Karlebach's opinion that the C-2 variances could be granted as the project on balance would benefit the City as a whole and that the relief needed was not substantial. Mr. Karlebach described the proposed building as modern with interesting architectural

features, including provisions for light, air and open space. He testified that this building will revitalize a lot that has been vacant for many years.

Board questions:

Chairman Garelick questioned Mr. Karlebach.

Audience questions:

There were no questions from the general public.

Closing remarks:

Mr. McNamara respectfully requested the Board to look favorably on this application.

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

Adoption of Resolutions

- **P-16-026 BAYONNE ENERGY CENTER, LLC – Site: Constable Hook in City Block 482, Lots 10 & 11**
 - Commissioner Marsella made a motion to adopt the resolution and Commissioner Perez seconded the motion. A unanimous vote followed.

A motion was made to close the meeting at 7:20 p.m.

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

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