



**PLANNING BOARD
CITY OF BAYONNE
MINUTES OF REGULAR MEETING
NOVEMBER 10, 2016 (Alternate Date)**

A regular meeting of the City of Bayonne Planning Board was held on Thursday, November 10, 2016 in the Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey.

Vice-Chairperson Fiermonte called the meeting to order at 6:10 p.m. and led all in the Pledge of Allegiance to the Flag. Vice-Chairperson Fiermonte advised that the Board has complied with the Open Public Meetings Act/Sunshine Law.

Secretary Marsella called the roll. Present at the meeting were Commissioners Perez, Marsella, Fiermonte, Lawandy and Virga (mayoral designee). Mayor Davis, Chairman Garelick and Commissioners Malloy and Quintela were absent.

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

Adoption of Minutes:

Commissioner Marsella made a motion to adopt the minutes of the regular meeting held on October 11, 2016 and Commissioner Perez seconded the motion. A unanimous vote of eligible members followed.

Communications:

Municipal Council Resolution directing the Planning Board to reopen the Scattered Site Redevelopment Plan and consider amending the plan to include property located at 477-479-481 Broadway and 19-25 West 22nd Street in City Block 204, Lots 2 & 3 and Block 203, Lot 4.

Public Hearing:

Public Hearing on a Preliminary Investigation to determine whether property located at 16, 18, 20 Bayview Court in City Block 333.01, Lots 1 and 2 should be designated a non-condemnation area in need of redevelopment pursuant to N.J.S.A. 40A:12A-1 et seq. and to consider a redevelopment plan for said area.

A presentation was made by Suzanne Mack, PP, City Planner. Ms. Mack described the criteria needed to determine the property in question an area in need of redevelopment.

Board questions: There were no questions from the Board

Audience questions: There were no questions from the general public.

Commissioner Marsella made a motion to send a recommendation back to the Municipal Council to adopt the redevelopment investigation. Commissioner Perez seconded the motion and a unanimous vote followed.

Public Hearing:

P-16-033 BROADWAY BUS CORP. – Site: 1319 Kennedy Boulevard in City Block 7, Lot 2
[The applicant is seeking minor site plan approval to install an 8,000 gallon above-ground diesel fuel tank.]

Robert Weinberg, Esq., attorney for applicant gave a brief opening statement and offered his exhibits into evidence.

Witness:

Emil Massa, principal and president of applicant was sworn to provide factual testimony. Mr. Massa testified that he runs the company on a daily basis. He explained the reason and need for the aboveground tank and said that the installation of the tank will not interfere with the buses or traffic. He also testified that the installation of an aboveground tank was recommended by the City Fire Department. The tank will be a double walled tank replacing two (2) existing 5,000 gallon underground storage tanks that are used to fuel buses. He advised there were six to seven (6-7) employees on site at any given time.

Board question:

Commissioners Perez and Marsella and City Planner James Clarkin questioned Mr. Massa.

Audience questions:

There were no questions from the general public.

Witness:

Guy Lagomarsino, PE, was sworn to provide expert testimony in support of this application. Mr. Lagomarsino described the proposed location for the tank. He said that the tank will not be much of an obstruction or nuisance. He also testified that a six-foot fence would be built around the tank and there will be an alarm to ensure the safety of the tank.

Board questions:

There were no questions from the Board.

Audience questions:

There were no questions from the general public.

Closing remarks:

Mr. Weinberg said that he feels the criteria has been satisfied and respectfully requested the Board approve the 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-16-034 VIOLA MOORE – Site: 77 East 21st Street in City Block 456, Lot 28 *[The applicant is seeking preliminary and major site plan approval and bulk variance relief to construct a six-family apartment house on the site.]*

Stephen S. Rose, Esq., attorney for applicant offered exhibits into evidence. Described the application and called his first witness

Witness:

Viola Moore was sworn to provide factual testimony. Ms. Moore testified that she is the owner of the property. She said that prior to the fire the home was a six-family home. After the fire the house was demolished leaving only the foundation. Ms. Moore said that it is her desire to rebuild a similar home to what was destroyed by the fire.

Board questions:

There were no questions from the Board.

Audience questions:

There were no questions from the general public.

Witness:

Stephen Kawalek, AIA, PP was sworn to provide expert testimony. Mr. Kawalek described how the fire destroyed the house. He said that there were three structures on the site prior to the fire. Today only the foundation and slab remain. Mr. Kawalek described the site plan and said that the applicant is seeking approval to rebuild a similar structure that conforms to modern building codes to what once existed on the site. The existing foundation will remain.

Board questions:

Darren Mazzei, consulting City Planner questioned Mr. Kawalek.

Audience questions:

There were no questions from the general public.

Closing Remarks:

Mr. Rose requested the Board approve the application.

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

Public Hearing:

P-16-035 KHIDER and BLANCHE JIJI- Site 418 Broadway in City Block 226, Lot 36
[The applicants are seeking preliminary and final major site plan approval and bulk variance relief to allow the conversion of the third floor of the existing building into two dwelling units.]

Stephen S. Rose, Esq., attorney for the applicant, offered his exhibits into evidence and called his first witness.

Witness:

David Jiji, son of the owner and manager of the property was sworn to provide factual testimony. Mr. Jiji testified that his father is 94 years old and lives in Florida. He said that he manages the property in his father's absence. Mr. Jiji described the property and proposed use and changes.

Board questions:

There were no questions from the Board.

Audience questions:

There were no questions from the general public.

Witness:

Alan Feld, AIA was sworn to provide expert testimony in support of the application. Mr. Feld described the project and property as it is now and also explained the applicants' propose for converting the third floor into two (2) apartments. He further testified that all work being done was interior to the building. Mr. Feld indicated that there was no parking available on site to provide for the apartments however, the inability to provide same is mitigated by the mass transit options and close proximity to Light Rail and parking lots.

Board questions:

Consulting City Planner James Clarkin pointed out that the proposed fire escape, which encroaches into the City's right-of-way will require approval from City Council.

Closing remarks:

Mr. Rose 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.

Adoption of Resolutions

- Planning Board resolution for property located at 477-479-481 Broadway and 19-25 West 22nd Street in City Block 204, Lots 2 & 3 and Block 203, Lot 4
 - Commissioner Marsella made a motion to approve the resolution and Commissioner Perez seconded the motion. A unanimous vote followed.

A motion was made to close the meeting at 7:12 p.m.

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

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