



**PLANNING BOARD
CITY OF BAYONNE
MINUTES OF REGULAR MEETING
JULY 11, 2017**

A regular meeting of the City of Bayonne Planning Board was held on Tuesday, July 11, 2017 in the Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey.

Chairman Garelick called the meeting to order at 6:07 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.

Board attorney Richard Campisano called the roll. Present at the meeting were, Chairman Garelick, Commissioners Malloy, Perez, Becker, Lawandy, Valado and Mayoral Designee John Milan Sebik. Mayor Davis and Commissioners Quintela and Fiermonte were absent.

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

Adoption of Minutes

Commissioner Perez made a motion to adopt the minutes of the regular meeting held on June 13, 2017 and Commissioner Sebik seconded the motion. A unanimous vote of eligible members followed.

Communications:

- Municipal Council Resolution authorizing the Planning Board to reopen and amend the Scattered Site Redevelopment Plan for property located at 474-476 Broadway in City Block 205, Lot 10.

- Letter dated June 26, 2017 from John Dolan, Vice President and General Manager for Baker Residential requesting a one-year extension to begin construction on project P-15-007 – 190 West 54th Street in City Block 32, Lot 21.01.
 - o Commissioner Garelick made a motion to grant the extension and Commissioner Perez seconded the motion. A Unanimous vote followed.

Public Hearing:

Presentation of a Redevelopment Preliminary Investigation for the property known as 157-163 Avenue E, Block 234, Lot 8.01; 165 Avenue E, Block 234, Lot 11; 167 Avenue E, Block 234, Lot 12; 169 Avenue E, Block 234, Lot 13; 170-180 Avenue E, Block 458, Lot 1/101.1; 122 Avenue E, Block 467, Lot 17; 124 Avenue E, Block 467, Lot 18; 126 Avenue E, Block 467, Lot 19; 126.5 Avenue E, Block 467, Lot 20; 128 Avenue E, Block 467, Lot 21; 130 Avenue E, Block 467, Lot 22; 132 Avenue E, Block 467, Lot 23; 136 Avenue E, Block 467, Lot 24; 138 Avenue E, Block 467, Lot 25 and 140 Avenue E, Block 467, Lot 26

Presentation by Sean Moronski, PP explained the difference from non-condemnation and eminent domain purpose of the study were to see whether the lots mentioned meet any of the criteria to be considered an area in need of redevelopment.

Board questions:

Chairman Garelick questioned Mr. Moronski.

Audience questions:

Residents Peter Franco, Peter Cresci, Mike Morris, John White, Jean Morrison, John Gattuso, Tom Furlow, Stephanie Fedorishin.

Statements:

Peter Franco, Peter Cresci, John White, Christopher Munoz, Mike Morris, Michael Miceli, Pat Desmond.

Motion Garelick made a motion to Perez seconded. Lawandy abstained..

7:29 break 7:37 roll called

Public Hearing:

Presentation of a Redevelopment Preliminary Investigation for the property known as 517-531 Avenue E in City Block 140, Lots 21, 22, 23, 24, 25 as shown on the tax map of the City of Bayonne.

Presentation by Sean Moronski, PP

Board questions:

Juan Perez

Audience questions:

Mike Morris, Frank DeSantis, John White, Walter Dobrowolski, Lucy Finnegan, Noelle DeSantis, Gary La Pelusa, Dana DeSantis,

Statements:

John White, Noelle DeSantis, Thomas Finnegan, Mike Morris, Gary La Pelusa

Board comments and motion:

Garelick commented on redevelopment plans that in the past have come before the Board and never went through to fruition

Sebik, council recommends etc. – not in favor

Terrence Malloy – explained what zoning is. not in favor

Juan Perez – not in favor

Motion Garelick in affirmative – Malloy unanimous vote to reject this investigation.

9:15 pm resumed 9:22 roll called

Public Hearing:

P-17-013 MAHALAXMI BAYONNE, LLC (Gupta) – Site: Harbor Station South in City Block 751, Lot 1 *[The applicant is seeking preliminary and final major subdivision approval and preliminary and final major site plan approval to construct a five-story mixed-use commercial and residential building containing 97 dwelling units and 5,975 square feet of retail space.]*

Donald M. Pepe, Esq., attorney for applicant noted that the notice on proposed subdivision was defunct and (applicant name to change to Waterview [cross reference the name in SDL]).

Witness:

Richard Garber, AIA, described proposed property for the development. Showed rendering of the building. Applicant is in full compliance on application with "0" variances. 92,152 sq feet of lot size. Discussed trash collection. Building will be ADA accessible. Building will be constructed of non-combustible material. (revised plan required)

Board questions:

Garelick, Lawandy,

Audience questions:

Mike Rusigno

Witness:

Eric Ballou, PE with InSite described site plan. Sidewalks will be redone. Discussed elevation, parking, handling of garbage, loading delivery location, fire truck access, landscaping, street furniture will be provided, all comments mentioned in reports will be complied with. No perimeter fencing is being proposed.

Board questions:

Lawandy, Sebik,

Audience questions:

Joseph Press

Closing:

Donald Depe looking to part of this city and breaking ground quickly.

Audience Comments:

John White

Garelick – beautiful building and positive to the city. Over 50% of the units are one bedroom or studios. Parking sufficient for residential and commercial. Many amenities in the building.

Motion to approve Sebik – Valada – unanimous.

Public Hearing:

P-17-014 BAYONNE EQUITIES, LLC – Site: 477, 479-481 Broadway in City Block 201, Lots 2 & 3 *[The applicant is seeking preliminary and final major site plan approval and bulk variance relief to construct an eight-story mixed-use building containing 72 residential units and 7,676 square feet of retail space.]*

Michael Miceli, Esq., attorney for applicant

Witness:

Richard Garber, AIA discussed the proposed design key points including recreational facilities.

Board questions:

Garelick, Lawandy,

Audience questions:

Mike Rusigno, John White, Joseph Press,

Witness:

Joseph Sparone, PE – described existing site conditions and roads.

Board questions:

None

Audience questions:

Joseph Press,

Witness:

Joseph Staigar, Traffic Engineer

Board questions:

Malloy, Sebik, Lawandy

Audience questions:

Joseph Press, Edward Lubach, John White, Joseph Basile, Mike Rusigno

Witness:

Edward Kolling, PP addressed the one variance needed to approve this project.

Board questions

None

Audience questions

None

Closing:

Miceli

Audience comments:

John White, Peter Fogarty, Esq., (behalf of DII Enterprises, LLC), Joseph Basile, Joseph Press,
Edward Lubach

Garelick understands concerns of citizens, every project coming before the board has parking an issue. Can't just look at parking issues because nothing would be approved. Reality is a revitalization of the city. Overall benefits outweigh the negatives. Revitalization of a lot vacant for many years and a building that is in disrepair. This is a good project and should be approved.

Motion Perez / Malloy - Lawandy (no)

Adoption of Resolutions

• **P-16-047 NP2 REALTY, LLC – Site: 138 Prospect Avenue in City Block 434, Lot 26**

- o Commissioner **** made a motion to approve the resolution and Commissioner **** seconded the motion. A unanimous vote followed.

- **P-17-005 – 309 BROADWAY REALTY, LLC – Site: 309 Broadway in City Block 257, Lot 12**
 - o Commissioner ***** made a motion to approve the resolution and Commissioner ***** seconded the motion. A unanimous vote followed.
- Planning Board Resolution on Redevelopment Preliminary Investigation for the property known as 157-163 Avenue E, Block 234, Lot 8.01; 165 Avenue E, Block 234, Lot 11; 167 Avenue E, Block 234, Lot 12; 169 Avenue E, Block 234, Lot 13; 170-180 Avenue E, Block 458, Lot 1/101.1; 122 Avenue E, Block 467, Lot 17; 124 Avenue E, Block 467, Lot 18; 126 Avenue E, Block 467, Lot 19; 126.5 Avenue E, Block 467, Lot 20; 128 Avenue E, Block 467, Lot 21; 130 Avenue E, Block 467, Lot 22; 132 Avenue E, Block 467, Lot 23; 136 Avenue E, Block 467, Lot 24; 138 Avenue E, Block 467, Lot 25 and 140 Avenue E, Block 467, Lot 26
 - o Commissioner ***** made a motion to approve the resolution and Commissioner ***** seconded the motion. A unanimous vote followed.
- Planning Board Resolution for a Redevelopment Preliminary Investigation for the property known as 517-531 Avenue E in City Block 140, Lots 21, 22, 23, 24, 25 as shown on the tax map of the City of Bayonne.
 - o Commissioner ***** made a motion to approve the resolution and Commissioner ***** seconded the motion and a unanimous vote followed.

A motion was made to close the meeting at 11:55 p.m.

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

07075 took a transcript of the meeting.

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