



**PLANNING BOARD
CITY OF BAYONNE
MINUTES OF REGULAR MEETING
JANUARY 09, 2018**

A regular meeting of the City of Bayonne Planning Board was held on Tuesday, January 9, 2018 in the Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey.

Karen Fiermonte, Chairperson called the meeting to order at 6:09 p.m. and led all in the Pledge of Allegiance to the Flag. Chairperson Fiermonte advised that the Board has complied with the Open Public Meetings Act/Sunshine Law.

Commissioner Malloy called the roll. Present at the meeting were, Chairperson Fiermonte and Commissioners Malloy, Becker, Perez, Lawandy, Quintela, Musharbash and John Sebik, mayoral designee. Commissioner Valado and Mayor Davis were absent.

Also present were Richard N. Campisano, Esq., Board Counsel, Darren Mazzei, PE, consulting City Engineer, Donald Meisel, PP, consulting City Planner and Suzanne Mack, PP, City Planner.

Adoption of Minutes

Commissioner Perez made a motion to adopt the minutes of the regular meeting held on December 12, 2017 and Commissioner Sebik seconded the motion. A unanimous vote of eligible members followed.

Board Counsel, Richard Campisano, Esq. announced that application **P-17-040 SUBHA REALTY, INC. – Site: East 2nd Street in City Block 359, Lot 4.04** *[The applicant is seeking minor site plan approval to allow the construction of a loading dock]* would not be moving forward this evening.

William J. Finnerty, Esq., attorney for applicant, advised that he will re-notice the homeowners within 200' of this site for the February 13, 2018 meeting. *[No motion was required].*

Communications:

- Municipal Council Resolution authorizing the Planning Board to conduct an investigation of property located at 117-121 Prospect Avenue in City Block 441, Lot 10 to determine if the property constitutes a non-condemnation area in need of Redevelopment pursuant to the LRHL, N.J.S.A. 40A:12A, et seq.
- Municipal Council Resolution requesting that the Planning Board reopen the South Cove Redevelopment Plan to consider amendments to same and, if warranted, prepare a revised Redevelopment Plan.
- Municipal Council Resolution requesting that the Planning Board prepare a Redevelopment Plan for property located at 43-45 West 32nd Street in City Block 145, Lot 1 pursuant to the LRHL, N.J.S.A. 40A:12A-1 et seq.
- Municipal Council Resolution requesting that the Planning Board prepare a Redevelopment Plan for property located at 115-117 West 2nd Street in City Block 365, Lot 9 pursuant to the LRHL, N.J.S.A. 40A:12A-1 et seq.
- Municipal Council Resolution requesting that the Planning Board prepare a Redevelopment Plan for property located at 345-347 Avenue A in City Block 254, Lots 22 & 23 pursuant to the LRHL, N.J.S.A. 40A:12A-1 et seq.
- Municipal Council Resolution requesting that the Planning Board prepare a Redevelopment Plan for property located at 394.02, Lot 1 pursuant to the LRHL, N.J.S.A. 40A:12A-1 et seq.
- Municipal Council resolution no. 17-12-13-075 authorizing and directing the Planning Board to prepared a redevelopment plan for property located at 425-427 Avenue C, 427A-429 Avenue C & 427-429 Avenue C Rear in City Block 230, Lots 22, 23 & 24 pursuant to the LRHL, N.J.S.A. 40A:12A-1 et seq.
- Municipal Council resolution no. 17-12-13-073 authorizing and directing the Planning Board to prepare a redevelopment plan for property located at 554-556 Broadway & 11 East 25th Street in City Block 184, Lots 5 & 10 pursuant to the LRHL, N.J.S.A. 40A:12A-1 et seq.

Public Hearing:

P-17-033 FAITHFUL HOME BAYONNES, LLC – Site: 78-84 West 31st Street in City Block 157, Lot 27 *[The applicant is seeking minor subdivision, major site plan approval and variance relief to allow the construction of two new two-family homes at the site.]*

John Zucker, Esq., attorney for applicant, gave a brief opening statement, moved his exhibits into evidence and called his first witness.

Witness:

Al Sambade, PP, AIA, PE was sworn to provide expert testimony. Mr. Sambade testified that he is familiar with this application and that he prepared the site plan and subdivision involved. He described the requested subdivision and new homes proposed. He described the surrounding area as having two-family houses with some commercial and multi-family units. He said that the area is dominated by two (2) public uses, the Bayonne Public Library and a public school. He testified that the proposed new two-family homes, which are a permitted use in the area, would have no negative effect on the surrounding area and would be consistent with other two-family homes in the area. He discussed the variances needed for side door unit access and curb cuts. Mr. Sambade further addressed the City consulting Engineer consulting City Planner's reports. Mr. Sambade said that the subdivision, if approved, will be filed by deed.

Board questions:

Chairperson Fiermonte and consulting City Engineer Darren Mazzei questioned Mr. Sambade.

Audience questions:

Residents Andrew Szyposzynski and Timothy Moriority questioned Mr. Sambade about their concerns..

Closing remarks:

Andrew Szyposzynski and Timothy Moriority gave closing statements.

The applicant's attorney John Zucker, Esq., respectfully stated that he feels that the testimony presented by the applicant's expert is sufficient for the Board to grant this application without any detriment to the general public.

Chairperson Fiermonte commented and Commissioner Perez opined that the project was a good use of land and good design citing the applicant was not looking to over develop the site.

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

A short break was taken at 7:03 p.m. and the meeting resumed at 7:19 p.m. Commissioner Malloy called the roll.

Public Hearing:

Presentation of Preliminary Investigation for a non-condemnation area in need of redevelopment for property known as **71 New Hook Road in City Block 416, Lots 1 & 2.**

Presentation by Suzanne Mack, City Planner

Commissioner Perez made a motion to forward the Board's findings to the Municipal Council and Commissioner Malloy seconded the motion. Unanimous

Public Hearing:

Presentation of Preliminary Investigation for a non-condemnation area in need of redevelopment for property known as **130-134 Avenue F, East 23rd Street, Mechanic Street, 37 Mechanic Street, 39 Mechanic Street and 41 Mechanic Street in City Block 450, Lots 1, 10.01, 10.02, 22, 23 & 24.**

Presentation by Suzanne Mack, PP

Commissioner Perez made a motion to forward the Board's findings to the Municipal Council and Commissioner Malloy seconded the motion.

Adoption of Resolutions

- **P-17-019 VENCON DEVELOPERS, LLC – Site: 1-3 Meadow Street in City Block 460, Lots 1 & 2**
 - Commissioner Sebik made a motion to approve the resolution and Commissioner Perez seconded the motion. A unanimous vote followed.
- **P-17-032 ROMERO 412-414 BROADWAY, LLC - Site: 412-414 Broadway in City Block 226, Lots 38 & 39**

- Commissioner Perez made a motion to approve the resolution and Commissioner Sebik seconded the motion. A unanimous vote followed.
- **Resolution for Preliminary Investigation for a non-condemnation area in need of redevelopment for property known as 71 New Hook Road in City Block 416, Lots 1 & 2.**
 - Commissioner Perez made a motion to approve the resolution and Commissioner Becker seconded the motion. A unanimous vote followed.
- **Resolution for Preliminary Investigation for a non-condemnation area in need of redevelopment for property known as 130-134 Avenue F, East 23rd Street, Mechanic Street, 37 Mechanic Street, 39 Mechanic Street and 41 Mechanic Street in City Block 450, Lots 1, 10.01, 10.02, 22, 23 & 24.**
 - Commissioner Perez made a motion to approve the resolution and Commissioner Malloy seconded the motion. A unanimous vote followed.

A motion was made to close the meeting at 7:45 p.m.

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

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