



**PLANNING BOARD
CITY OF BAYONNE
MINUTES OF REGULAR MEETING
FEBRUARY 13, 2018**

A regular meeting of the City of Bayonne Planning Board was held on Tuesday, February 13, 2018 in the Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey.

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

Karen Fiermonte, Chairperson called the meeting to order at 6:12 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.

Also present were Richard N. Campisano, Esq., Board Counsel, Robert Russo, PE, consulting City Engineer, Malvita Apte, 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 January 9, 2018 and Commissioner Sebik seconded the motion. A unanimous vote of eligible members followed.

Communications:

- Municipal Council Resolution no. 18-01-17-046 authorizing the Planning Board to prepare a Redevelopment Plan for property located at 27-31 Prospect Avenue; 33-39 Prospect Avenue and 41 Prospect Avenue in City Block 455, Lots 1, 2 and 3 respectively. (P-17-021)

- Municipal Council Resolution no. 18-01-17-046 authorizing the Planning Board to reopen and amend the 8th Street Station Rehabilitation Area Plan which includes property known as 26 North Street in City Block 297, Lot 3. (P-10-001)
- Correspondence dated January 30, 2018 from Richard P. DeAngelis, Esq., attorney for TK MAC, LLC in connection with the Redevelopment Investigation of the Texaco site requesting that the continuation of the Redevelopment Investigation be removed from this agenda and be held without a date certain while an agreement between the parties is finalized.
- Correspondence dated February 7, 2018 from Michael R. Fink, Esq., attorney for project P-16-037, Jinco Inc., Site: 175 West 7th Street in City Block 304, Lot 1 requesting a ten (10) month extension of time within which to begin construction.
 - Commissioner Valado made a motion to grant the extension and Commissioner Malloy seconded the motion. A unanimous vote followed.

Public Hearing:

Presentation of Redevelopment Plan (Madison Hill II) for property located at 27-31; 33-39 and 41 Prospect Avenue in City Block 455, Lots 1, 2 and 3 (P-17-021).

Presentation of the Redevelopment Plan was given by Suzanne Mack, PP, City Planner.

Upon conclusion of the presentation, Commissioner Perez made a motion to forward the Board's recommendation to the City Council for adoption of the Plan. Commissioner Malloy seconded the motion and a unanimous vote followed.

Public Hearing:

Presentation of an Amended Redevelopment Plan for the Riverwalk at South Cove at 171-181 LeFante Way in City Block 412, Lots 1.01, 2.01, 2.03, 2.21. 22 (P-16-031).

Presentation of the Redevelopment Plan was given by Suzanne Mack, PP, City Planner.

John McDonough, Planner, commented on the height of a building allowed in the Redevelopment Plan.

Commissioners Valado, Perez and Malloy questioned Ms. Mack.

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

Public Hearing:

Presentation of Redevelopment Plan for property located at 43-45 West 32nd Street in City Block 145, Lot 1 (P-17-025)

Presentation of the Redevelopment Plan was given by Suzanne Mack, PP, City Planner.

Commissioners Perez, Malloy and Musharbash asked Ms. Mack questions regarding her presentation.

Chairperson Fiermonte made a motion to forward the Board's comments and recommendation to the City Council. Commissioner Malloy seconded the motion and a unanimous vote followed.

A short break was taken at 7:06 p.m. and the meeting resumed at 7:25 p.m. The roll was called.

Public Hearing:

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.]*

William J. Finnerty, Esq., attorney for applicant, moved his exhibits into evidence and called his first witness.

Witness:

Bikram Singh, President / CEO of applicant was sworn to provide factual testimony. Mr. Singh testified that the applicant is proposing to build a new loading dock for the purpose of loading and unloading containers. He said that the proposed dock is crucial to the success of this business. Mr. Singh added that the containers will not be going through the residential areas. There are approximately five (5) deliveries per week on average. Mr. Singh said that there is an onsite manager and six (6) employees; and the applicant will seek to hire local employees first.

Board questions:

Commissioners Sebik, Musharbash, Fiermonte and City Planner Malvika Apte, PP questioned Mr. Singh.

Audience questions:

There were no questions from the general public.

Witness:

Al Sambade, PE, PP, AIA, was sworn as an expert witness to testify in support of this application. Mr. Sambade described the location of the business, its uses as well as the street access and easements and the proposed loading dock and fence. He discussed the access for tractors and trailers and stated that the property is not in a flood zone. He gave a general site review and described the Duraport scale in the easement. He further testified the footprint of the building would not change.

Board questions:

City Engineer Russo and City Planner Apte questioned Mr. Sambade.

Audience questions:

There were no questions from the general public.

*** *Commissioner Malloy left the meeting*

Closing Remarks:

Mr. Finnerty did not give a closing statement and relied on the expert testimony given during the course of this hearing. There were no closing remarks from the general public.

Board comments:

Members of the Board commended the applicant for seeking to employ local residents first.

Commissioner Perez made a motion to approve the application and Commissioner Valado seconded the motion. A unanimous vote of members present was recorded.

Adoption of Resolutions

- **P-17-033 FAITHFUL HOME BAYONNES, LLC – Site: 78-84 West 31st Street in City Block 157, Lot 27**

- Commissioner Perez made a motion to approve the resolution and Commissioner Sebik seconded the motion. A unanimous vote followed.
- **Resolution to Municipal Council re property located at 27-31; 33-39 and 41 Prospect Avenue in City Block 455, Lots 1, 2 and 3**
 - Commissioner Perez made a motion to approve the resolution and Commissioner Sebik seconded the motion. A unanimous vote followed.
- **Resolution to Municipal Council re the Riverwalk at South Cove at 171-181 LeFante Way in City Block 412, Lots 1.01, 2.01, 2.03, 2.21. 22**
 - Commissioner Perez made a motion to approve the resolution and Commissioner Valado seconded the motion. A unanimous vote followed.
- **Resolution to Municipal Council re property located at 43-45 West 32nd Street in City Block 145, Lot 1**
 - Commissioner Perez made a motion to approve the resolution and Commissioner Sebik seconded the motion. A unanimous vote followed.

A motion was made to close the meeting at 8:00 p.m.

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

07075 took a transcript of the meeting.

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