



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

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

Karen Fiermonte, Chairperson called the meeting to order at 6:07 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 Valado, Malloy, Becker, Perez, Musharbash, Lawandy and John Sebik, mayoral designee. Commissioners Quintela and Mayor Davis were absent.

Also present were Richard N. Campisano, Esq., Board Counsel, Suzanne Mack, PP, City Planner and Lillian Glazewski, Land Use Administrator.

Adoption of Minutes

Commissioner Perez made a motion to adopt the minutes of the regular meeting held on February 13, 2018 and Commissioner Malloy seconded the motion. A unanimous vote of eligible members followed.

Communications:

- Municipal Council resolution authorizing and directing the Planning Board to conduct a preliminary investigation to determine whether certain properties located at 79-83, 85-87 Kennedy Boulevard, 42 and 44 Juliette Street in City Block 346, Lots 22, 23, 24 & 25 constitute non-condemnation areas in need of redevelopment pursuant to the LRHL N.J.S.A 40A:12A-1 et seq. (*P-18-004*)

- Municipal Council resolution authorizing and directing the Planning Board to reopen and amend the 8th Street Station Rehabilitation Area Plan pursuant to the LRHL N.J.S.A 40A:12A-1 et seq. *(P-10-001)*
- Municipal Council resolution authorizing and directing the Planning Board to conduct a preliminary investigation to determine whether certain properties identified as Block 222, Lots 1.01, 3, 4, 5, 31 and 33; Block 217, Lots 4, 5, 6, 7, 8, 9, 30, 31 and 32; Block 213, Lots 6, 7, 27 and 28; Block 207, Lots 27, 28 and 29.01; Block 192, Lots 1, 2, 3, 4 and 5 and Block 21, Lots 7.01, 8.01, 9, 10, 11.01 and 12 constitute non condemnation areas in need of redevelopment pursuant to the LRHL N.J.S.A 40A:12A-1 et seq. *(P-18-005)*.

Public Hearing:

Presentation of Preliminary Investigation for property known as 117-121 Prospect Avenue in City Block 441, Lot 10 as shown on the official tax map of the City of Bayonne. [The Fountain / Manny Klein] *(P-17-039)*

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

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

Public Hearing:

Presentation of Preliminary Investigation for property located at 79-87 Kennedy Boulevard in City Block 346 Lots 22, 23, 25 as a non-condemnation redevelopment area. [The Kennedy] *(P-18-004)*

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

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

Public Hearing:

Presentation of Redevelopment Plan for property located at 554-556 Broadway and 11 East 25th Street, Block 184, Lots 5 and 10 respectively. [Mandees] *(P-18-006)*

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

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

Public Hearing:

Presentation of Redevelopment Plan for 474-476 Broadway in City Block 205, Lot 10.01. (Former Irwins Property) *(P-13-008)*

Presentation by Suzanne Mack, PP, City Planner

Commissioner Malloy questioned if the parking lot near the Polish American Hall would be considered in this plan.

Audience questions:

Resident Donald Byrd asked for information on the proposed project for the site.

Commissioner Perez made a motion to forward the Board's comments, amendments and recommendation to the City Council. Commissioner Sebik seconded the motion and a unanimous vote followed.

Public Hearing:

Presentation of Redevelopment Plan for 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 respectively. [Parkview Realty II] *(P-17-037)*

Presentation by Suzanne Mack, PP, City Planner

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

A short break was taken at 7:30 p.m. and the meeting resumed at 7:50 p.m. The roll was called.

Public Hearing:

Amendment to the Scattered Site #14 Redevelopment Plan 103-143 East 22nd Street and 43-75 Mechanic Street in City Block 451 Lots 1.01, 2.05, 7 and 8. [Lehigh Realty / Ken's Marine] *(P-10-001)*

Presentation by Suzanne Mack, PP, City Planner

Audience comments / questions:

Michael Miceli, Esq. attorney for the developer asked the Board to consider some minor changes to the plan.

Jonathan Guldin, Esq., attorney for Bayonne East 22nd Street, LLC cross-examined Ms. Mack.

****note Commissioner Lawandy left the meeting before the vote on the Amendment to the Scattered Site Redevelopment Plan.*

Comments:

Mr. Guldin asked the Board not to vote on amended redevelopment plan because this is spot zoning for a particular developer.

Mr. Miceli defended his position and amendments to the Plan. He added that the objector does not want competition of self-storage at this site.

Mr. Guldin addressed Mr. Miceli's comments.

Commissioners:

Chairwoman Fiermonte asked Ms. Mack what she thinks about the changes suggested by Miceli. Ms. Mack responded saying that she feels the amended Redevelopment Plan should be adopted.

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

Adoption of Resolutions

- P-17-040 SUBHA REALTY, INC. – Site: East 2nd Street in City Block 359, Lot 4.04
 - Commissioner Perez made a motion to approve the resolution and Commissioner Sebik seconded the motion. A unanimous vote followed.
- Resolution Preliminary Investigation for property known as 117-121 Prospect Avenue in City Block 441, Lot 10 as shown on the official tax map of the City of Bayonne

- Commissioner Perez made a motion to approve the resolution and Commissioner Sebik seconded the motion. A unanimous vote followed.
- Resolution Redevelopment Investigation for 79-87 Kennedy Boulevard, Block 346 Lots 22-25
 - Commissioner Perez made a motion to approve the resolution and Commissioner Sebik seconded the motion. A unanimous vote followed.
- Resolution Redevelopment Plan for property located at 554-556 Broadway and 11 East 25th Street, Block 184, Lots 5 and 10 [Mandees] (*P-18-006*)
 - Commissioner Perez made a motion to approve the resolution and Commissioner Valado seconded the motion. A unanimous vote followed.
- Redevelopment Plan for 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 [Parkview Realty II]
 - Commissioner Perez made a motion to approve the resolution and Commissioner Sebik seconded the motion. A unanimous vote followed.
- Amendment to the Scattered Site #14 Redevelopment Plan 103-143 East 22nd Street and 43-75 Mechanic Street in City Block 451 Lots 1.01, 2.05, 7 and 8. (Lehigh Realty)
 - 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 9:00 p.m.

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

07075 took a transcript of the meeting.

/lg