



**PLANNING BOARD
CITY OF BAYONNE
MINUTES OF SPECIAL MEETING
MAY 15, 2018**

A special meeting of the City of Bayonne Planning Board was held on Tuesday, May 15, 2018 in the Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey.

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

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

Also present were Richard N. Campisano, Esq., Board Counsel, Andrew Raichle, PE, consulting City Engineer, Malvita Apte, PP, consulting City Planner, Suzanne Mack, PP, City Planner and Lillian Glazewski, Land Use Administrator.

***** Commissioner Musharbash recused himself and left the dais due to a conflict of interest with the next applciation.***

Public Hearing:

P-17-041 – 419 BROADWAY, LLC – Site: 419 Broadway in City Block 225, Lot 22
[The applicant is seeking preliminary and final major site plan approval to allow the construction of a two-story rear addition to the property including bulk variance relief for parking and usable open space.]

Paul Weeks, Esq., attorney for applicant, gave a brief opening statement, offered his exhibits into evidence and called his first witness.

Witness:

Stephen Kawalek, AIA, PP, was sworn to provide expert testimony on behalf of the application. Mr. Kawalek testified that he is familiar with the application at hand and that he prepared the site plan for same. He described the site, the proposed addition, the parking and discussed the requested variances. Mr. Kawalek also addressed the consulting City Planner's comments.

Board questions:

Consulting City Planner Malvika Apte questioned Mr. Kawalek.

Audience:

There were no questions from the general public.

Closing:

Paul Weeks, Esq. stated that he had no further witnesses and respectfully requested the Board approve this application.

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

***** Commissioner Musharbash returned to the dais for the remainder of the meeting.***

Public Hearing:

P-18-010 BAYONNE RESIDENTIAL URBAN RENEWAL, LLC – Site: Harbor Station South - Goldsborough Drive in City Block 780, Lot 1 *[The applicant is seeking major subdivision approval along with preliminary and final major site plan approval to allow the construction of 656 residential units at the site.]*

P-18-011 BAYONNE RESIDENTIAL URBAN RENEWAL BLOCK 720, LLC – Site: Harbor Station South - Goldsborough Drive in City Block 720, Lot 1 *[The applicant is seeking preliminary and final major site plan approval to construct buildings for retail use at the site.]*

Andy Norin, Esq., attorney for the above-mentioned applications stated that since the projects were both located next to each other and the expert witness is the same for both applications, testimony for each of the applications would be given at the same time. Mr. Norin called his first witness.

Witness:

Chirag Thakkar, PE provided his educational background and experience and was accepted as an expert witness. Mr. Thakkar testified as to the existing site conditions for the proposed residential buildings and retail buildings. He discussed signage and addressed the City Engineer and City Planner's comments.

Board questions:

Andy Raichle, commented that the parking exceeds the requirements of the redevelopment plan. Malvika Apte, PP, Suzanne Mack, PP and Commissioner Perez questioned Mr. Thakkar.

Audience questions

There were no questions from the general public.

Closing remarks:

Mr. Norin respectfully requested that the Board look favorably upon these applications.

No comments were offered from the general public.

Commissioner Perez made a motion to approve application P-18-010, subject to any and all conditions agreed to and spread across the record. Commission Valado seconded the motion and a unanimous vote followed.

Commissioner Perez made a motion to approve application P-18-011, subject to any and all conditions agreed to and spread across the record. Commission Valado seconded the motion and a unanimous vote followed.

Public Hearing:

Presentation of a Redevelopment Plan for property located at 117-121 Prospect Avenue in City Block 441, Lot 10. (P-17-039)

Presentation by Suzanne Mack, PP, City Planner

Commissioner Perez made a motion to send the Municipal Council the Board's recommendation to adopt the redevelopment plan and Commissioner Valado seconded the motion. A unanimous vote followed.

Public Hearing:

Amendment to the Peninsula at "Bayonne Harbor Redevelopment Plan". (P-10-003)

Presentation by Suzanne Mack, PP, City Planner.

Commissioner Perez made a motion to send the Municipal Council the Board's recommendation to adopt the redevelopment plan and Commissioner Sebik seconded the motion. A unanimous vote followed.

A short break was taken at 7:36 p.m. and the meeting resumed at 7:46 p.m. Secretary Malloy called the roll.

Public Hearing:

Presentation of Redevelopment Plan for property located at 425-427 Avenue C in City Block 230, Lot 22; 427a-429 Avenue C in City Block 230, Lot 23; and 427-429 Avenue C rear in City Block 230, Lot 24. (P-18-016)

Presentation by Suzanne Mack, PP, City Planner.

Commissioner Valado made a motion to send the Municipal Council the Board's recommendation to adopt the redevelopment plan and Commissioner Sebik seconded the motion.

A unanimous vote followed.

Public Hearing:

Presentation of Amendments to the Silklofts Redevelopment Plan in City Block 467, Lots 17, 18 19, 20, 21, 22, 23, 24, 25, 26 (P-17-011)

Presentation by Suzanne Mack, PP, City Planner.

Commissioner Perez made a motion to send the Municipal Council the Board's recommendation to adopt the redevelopment plan and Commissioner Sebik seconded the motion.

A unanimous vote followed.

Adoption of Resolutions

- Redevelopment Plan for Property Located at 117-121 Prospect Avenue in City Block 441, Lot 10. (P-17-039)
 - Commissioner Perez made a motion to approve the resolution and Commissioner Sebik seconded the motion. A unanimous vote followed.
- Amendment to the Peninsula at "Bayonne Harbor Redevelopment Plan". (P-19-003)
 - Commissioner Perez made a motion to approve the resolution and Commissioner Valado seconded the motion. A unanimous vote followed.
- Redevelopment Plan for property located at 425-427 Avenue C in City Block 230, Lot 22; 427a-429 Avenue C in City Block 230, Lot 23 and 427-429 Avenue C rear in City Block 230, Lot 24. (P-18-016)

- Commissioner Perez made a motion to approve the resolution and Commissioner Sebik seconded the motion. A unanimous vote followed.
- Amendments to Silklofts Redevelopment Plan in City Block 467, Lots 17, 18, 19, 20, 21, 22, 23, 24, 25, 26. (P-17-011)
 - Commissioner Perez made a motion to approve the resolution and Commissioner Valado seconded the motion. A unanimous vote followed.
- P-18-003 Duraport Ready Mix, LLC – Site East 5th Street in City Block 476.01, Lots 10.01 and 3
 - 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 8:16 p.m.

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

/lg