



**PLANNING BOARD
CITY OF BAYONNE
MINUTES OF SPECIAL MEETING
SEPTEMBER 19, 2018**

A special meeting of the City of Bayonne Planning Board was held on Wednesday, September 19, 2018 in the Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey.

Karen Fiermonte, Chairperson called the meeting to order at 6:05 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, Commissioners Malloy, Valado, Perez, Quintela, Becker and Mayoral Designee Sebik. Commissioners Musharbash, Lawandy and Mayor Davis were absent.

Also present were Richard N. Campisano, Esq., Board Counsel, Andy Raichle, PE, consulting City Engineer and Lillian Glazewski, Land Use Administrator.

Communications:

- Municipal Council Resolution authorizing and directing the Planning Board to reopen and amend the Scattered Site Redevelopment Plan for the property located at West 52nd Street in Block 37, Lot 1 (*P-10-001*)
- Municipal Council Resolution authorizing and directing the Planning Board to reopen and amend the Peninsula at Bayonne Harbor Redevelopment Plan pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (*P-10-003*)

- Municipal Council Resolution authorizing and directing the Planning Board to reopen and amend the Scattered Site Redevelopment Plan for property in City Block 140, Lots 1, 60 & 61 a/k/a 736 Broadway and 9 East 33rd Street (P-10-001)
- Municipal Council Resolution authorizing and directing the Planning Board to prepare an amendment to the redevelopment plan for 554-556 Broadway and 11 East 25th Street in City Block 184, Lots 5 and 10. (P-18-006)

Public Hearing:

P-18-028 – LEG-BP BAYONNE OWNER, LLC – Site: Maritime District at the Peninsula At Bayonne Harbor in City Block 1180, Lots 1 *[The applicant is seeking preliminary major site plan approval to allow the construction of a 40-foot wide cart-way which will align Pulaski Lane West from the westerly property line of Block 1180, Lot 1 for approximately 2,900 linear feet.]*

Lisa A. John-Basta, Esq., attorney for applicant, appeared on behalf of the applicant. After a brief opening statement, Ms. John-Basta offered the exhibits into evidence and called her first witness.

Witness:

Brian Waisnor, PE provided information on his educational background and experience and was then sworn as an expert witness. Mr. Waisnor discussed the site plan and proposed improvements. Mr. Waisnor testified that the applicant wants to realign of Pulaski Lane West to accommodate multiple warehouses in the future. Mr. Waisnor said that the applicant has received some approvals from the Department of Environmental Protection so far. Mr. Waisnor described the proposed site lighting for the road and heights of same. He said that some of the utilities will need to be relocated and this is one of the reasons for this current application. He further testified that this road will not generate any traffic and is not to be used for a non-site user. Mr. Waisnor testified that the applicant will satisfy all of the comments outlined in the report submitted by our consulting Engineer Andrew W. Raichle, PE of Matrix Newworld Engineering; and

Board questions:

Commissioner Perez questioned Mr. Waisnor.

City Engineer Andy Raichle commented that he has no objection to the proposed road but asks that any approval have a condition that the road will not be open to the public until the entire project is complete.

Audience questions:

Resident Mike Rusigno questioned Mr. Waisnor.

Closing remarks:

Lisa John-Basta, Esq. said that she would rely on the testimony given by her expert and asked that the Board approve this application.

There were no closing remarks from the general public.

Board:

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

Public Hearing:

Presentation of Preliminary Investigation on property located at 63-97 West 23rd Street in City Block 194, Lots 1 and 2. (Assumption School site) *(P-18-018)*

Presentation by Suzanne Mack, PP, City Planner

Commissioner Malloy made a motion to forward the Board's recommendation to adopt the investigation and Commissioner Perez seconded the motion. A unanimous vote followed.

Public Hearing:

Presentation of an Amendment to the Scattered Site Redevelopment Plan for Block 140, Lots 1, 60 & 61 a/k/a 736 Broadway and 9 East 33rd Street. *(P-10-001)*

Presentation by Suzanne Mack, PP, City Planner

Commissioner Perez made a motion to forward the Board's recommendation to adopt the investigation and Commissioner Sebik seconded the motion. A unanimous vote followed.

Public Hearing:

Presentation of an Amendment to redevelopment plan for 554-556 Broadway and 11 East 25th Street, in City Block 184, Lots 5 and 10. *(P-18-006)*

Presentation by Suzanne Mack, PP, City Planner

Commissioner Malloy made a motion to forward the Board's recommendation to adopt the investigation and Commissioner Sebik seconded the motion. A unanimous vote followed.

Public Hearing:

Presentation of a Redevelopment Plan for 90-100 and 100.5-102 Avenue E in City Block 467, Lots 8 and 9. *(P-17-035)*

Presentation by Suzanne Mack, PP, City Planner

Commissioner Perez made a motion to forward the Board's recommendation to adopt the investigation and Commissioner Sebik seconded the motion. A unanimous vote followed.

A motion was made to close the meeting at 7:15 p.m.

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

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