



**PLANNING BOARD
CITY OF BAYONNE
MINUTES OF REGULAR MEETING
OCTOBER 9, 2018**

A regular meeting of the City of Bayonne Planning Board was held on Tuesday, October 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 6:10 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, Musharbash, Becker and Mayoral Designee Sebik. Commissioners Lawandy, Quintela and Mayor Davis were absent.

Also present were Richard N. Campisano, Esq., Board Counsel, Rob Russo, PE, City Engineer's Office, Malvika Apte, PP, consulting City Planner and Lillian Glazewski, Land Use Administrator.

Adoption of Minutes

Commissioner Valado made a motion to adopt the minutes of the regular meeting held on September 11, 2018 and Commissioner Malloy seconded the motion. A unanimous vote of eligible members followed.

Commissioner Perez made a motion to adopt the minutes of the special meeting held on September 19, 2018 and Commissioner Sebik seconded the motion. A unanimous vote of eligible members followed.

Communications:

Municipal Council resolution authorizing and directing the Planning Board to reopen and amend the Riverwalk at South Cove Redevelopment Plan pursuant to the Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1 et seq.

Public Hearing:

P-18-031 – 43-45 WEST 32ND, LLC – Site: 43-45 West 32nd Street in City Block 145, Lot 1 *[The applicant is seeking preliminary and final major site plan approval to allow the construction of a five-story residential building containing 24 residential units and 24 parking spaces.]*

Board Counsel Richard Campisano, Esq., advised that this application could not proceed due to notice deficiency. The applicant must provide proper notice of the new hearing date of Tuesday, December 11, 2018.

Public Hearing:

P-18-032 AMS EQUITIES, LLC – Site: 157-163 Avenue E in City Block 234, Lot 8.01; 170-180 Avenue E in City Block 458, Lots 1.01 and 134-136 Avenue E in City Block 467, Lots 24-26 *[The applicant is seeking minor subdivision approval along with preliminary and final major site plan approval in phases to construct a five-story multifamily residential building with 36 residential units and an eight-story mixed use building with 192 residential units at the site.]*

Michael Miceli, Esq., attorney for applicant gave a brief opening statement. Mr. Miceli said that this application was filed in conjunction with a redevelopment plan and is variance free. Mr. Miceli offered the pre-marked exhibits into evidence and called his first witness.

Witness:

Adrian Melia, Architect was sworn to provide expert testimony. After providing his educational background and experience, Mr. Melia was quickly accepted as an expert witness to testify on behalf of the application. Mr. Melia testified that he prepared the architectural plans. He discussed the site location, design layout and existing conditions, proposed parking plan, trash room and proposed signage at the site. Mr. Melia said that this property is listed in the Silk Lofts redevelopment plan and will be built to resemble the existing Silk Lofts building. Mr. Melia noted that the parking requirement has been met. Additional exhibits were marked into evidence as exhibits A-30, A-31 and A-32.

Board question:

Commissioner Perez and consulting City Planner Apte questioned Mr. Melia. Ms. Apte advised that if this application is approved, the applicant will need to submit a lighting plan and signage plan.

Audience questions:

There were no questions from the general public.

Witness:

Tiago Duarte, PE project manager with Dynamic Engineering was sworn and accepted as an expert witness to testify in support of this application. Mr. Duarte described the site plan prepared by Dynamic Engineering. He said that he reviewed the minor subdivision and how the existing five (5) lots would be made into three (3) lots. He reviewed the proposed development and testified that the applicant complies with the Redevelopment Plan. Mr. Duarte addressed the comments offered in the reports submitted by our City Planner and Engineer and stated that he was prepared to adhere to them.

Board questions:

Chairperson Fiermonte, Commissioner Musharbash and consulting City Planner Apte questioned Mr. Duarte.

Audience questions:

There were no questions from the general public.

Closing remarks:

Mr. Miceli said that the buildings will be built in phases known as Parcel A and Parcel B. Parcel B will be the first building to be built. Mr. Miceli then asked the Board to approve this application.

Chairperson Fiermonte commended all of the applicant's professionals for designing such a beautiful building that will be consistent with the original Silk Lofts building.

Commissioner Perez agreed and added that this will be an improvement to that area.

Commissioner Sebik praised the work done on the original Silk Lofts building.

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.

ADOPTION OF RESOLUTIONS:

- P-18-028 – LEG-BP BAYONNE OWNER, LLC – Site: Maritime District at the Peninsula At Bayonne Harbor in City Block 1180, Lots 1
 - Commissioner Perez made a motion to approve the resolution and Commissioner Valado seconded the motion. A unanimous vote followed.
- P-18-026 – 8-10 EAST 21ST LLC – Site: 8-10 East 21st Street in City Block 221, Lot 20
 - Commissioner Perez made a motion to approve the resolution and Commissioner Valado seconded the motion. A unanimous vote followed.

- P-18-025 – MHP 33 PROSPECT AVENUE URBAN RENEWAL, LLC – Site: 27-31 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.
- P-18-027 W 47th ST LLC (St. Vincent's RC Church)
 - 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 7:18 p.m.

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

/lg