



**PLANNING BOARD
CITY OF BAYONNE
MINUTES OF REGULAR MEETING
NOVEMBER 13 2018**

A regular meeting of the City of Bayonne Planning Board was held on Tuesday, November 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 6:11 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, Perez, Musharbash, Lawandy, Quintela and Becker. Commissioner Valado, Mayoral Designee Sebik and Mayor Davis were absent.

Also present were Richard N. Campisano, Esq., Board Counsel, ****, PE, City Engineer's Office and Malvika Apte, PP, consulting City Planner.

Adoption of Minutes

Commissioner Malloy made a motion to adopt the minutes of the regular meeting held on October 9, 2018 and Commissioner Perez 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.
- Letter from Michael Miceli, Esq., attorney for P-17-024 McDonald's Corporation, Site: 537-543 Broadway requesting a two year and one month extension to begin construction.

Public Hearing:

P-18-036 LEG-BP BAYONNE OWNER, LLC – Site: Maritime District at the Peninsula at Bayonne Harbor; Block 1180, Lots 1, 2; Block 900, Lot 1; Block 1000, Lot 1
[The applicant is seeking major subdivision approval.]

Lisa A. John-Basta, Esq., attorney for the applicant, made an opening statement, offered the exhibits into evidence and called her first witness.

WITNESS:

Brian Waisnor, PE, was sworn and provided his credentials to testify in support of the application. Mr. Waisnor discussed the site plan and proposed improvements. He said that the application is for realignment of Pulaski Lane West to make room for multiple warehouses planned for the site. The application is subject to the Peninsula at Bayonne Harbor Redevelopment Plan – Maritime District and is consistent with the Redevelopment Plan. Mr. Waisnor described the road, the stormwater systems and the Department of Environmental Protection (DEP) approvals received so far. He further described the site lighting for the road and heights of same to be reduced to 25 feet. Utilities need to be relocated and this is one of the reasons for this current application. The applicant will be working with Public Service Electric & Gas so light poles will not have to be relocated at a later date. Pedestrian safety will be designed for the property at future connection points on the site. Mr. Waisnor said that the applicant will work with the Coast Guard on access areas on the applicant's property. He testified that this road will not generate any traffic and is not to be used for a non-site user. Mr.

Waisnor confirmed that the applicant will satisfy the comments in the report issued by the City's consulting Engineer Andrew W. Raichle, PE of Matrix Newworld Engineering advising the applicant will satisfy the comments in same.

Board questions:

There were no questions from the Board.

Audience questions:

Resident Mike Rusigno questioned Mr. Waisnor.

Motion:

Commissioner Perez made a motion to approve the subdivision and Commissioner Malloy seconded the motion. A unanimous vote followed.

Public Hearing:

Presentation of amendment to the Riverwalk at South Cove Redevelopment Plan for Block 412, Lots 1.01, 2.01, 2.021, 2.022, 2.03.

City Planner Suzanne Mack, PP presented the amendment to the Board.

Commissioner Perez made a motion to make a recommendation to the City Council to adopt the second revision amendments to the Plan. Commissioner Malloy seconded the motion and a unanimous vote of members present followed.

Public Hearing:

Presentation of Preliminary Investigation for Block 300.01, Lot 1 a portion of the 8th Street Rehabilitation Plan Site 2 Avenue A & North Street.

City Planner Suzanne Mack, PP presented the Non-condemnation Preliminary Investigation to the Board.

The amendments to the Redevelopment Plan were presented to the Board by City Planner Suzanne Mack, PP. Ms. Mack commented that the investigation shows that the property is in

need of redevelopment and the Board should recommend adoption of the investigation to the Council.

Commissioner Malloy made a motion to recommend to the Municipal Council to adopt the investigation. Commissioner Perez seconded the motion and a unanimous vote of members present followed.

Public Hearing:

Presentation of amendment to the 8th Street Rehabilitation Plan for 211-217 Broadway in City Block 305, Lot 20 expansion of the 8th Street Station area and subarea plan.

City Planner Suzanne Mack presented the proposed amendments to the Rehabilitation Plan.

Commissioner Perez made a motion to recommend to the Municipal Council to adopt the amendments. Commissioner Malloy seconded the motion and a unanimous vote of members present followed.

Public Hearing:

Amendments to the 8th Street Rehabilitation Plan for Site #7 281-295 Broadway in City Block 264, Lots 13-23.

City Planner Suzanne Mack, PP presented the amendments to the Board.

Commissioner Perez made a motion to recommend to the Municipal Council to adopt the amendments to the plan. Commissioner Malloy seconded the motion and a unanimous vote of the members present followed.

Public Hearing:

Presentation of amendment to the 8th Street Rehabilitation Plan for 26 North Street in City Block 297, Lot 3 rehabilitation site #1.

City Planner Suzanne Mack, PP presented the proposed amendments to the Board.

Commissioner Perez made a motion to make recommendation to the Municipal Council to adopt the proposed amendments. Commissioner Malloy seconded the motion and a unanimous vote of members present followed.

Public Hearing:

P-18-033 AVENUE C BAYONNE REALTY URBAN RENEWAL, LLC – Site: 425-427 Avenue C in City Block 230, Lots 22 & 22.01 *[The applicant is seeking preliminary and final major site plan approval to allow the construction of a five-story multi-family residential building with 19 residential units and 19 parking spaces.]*

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

Witness:

Al Sambade, AIA, PE, PP was sworn to provide expert testimony in support of the application. Mr. Sambade described the existing site and the surrounding area. He stated that he reviewed the project, site plan, building elevations, stormwater management, parking and bicycle storage. Mr. Sambade addressed comments made by the City's consulting Planner in her report dated October 24, 2018 and confirmed the applicant will eliminate the five- (5) foot ingress/egress easement. Mr. Sambade further testified the applicant will provide fencing and landscaping as detailed in the report. He discussed the trash removal and the trash/recycling room provided on the first floor of the building. Mr. Sambade also addressed the comments in our City Engineer Robert J. Russo's, P.E., report dated October 23, 2018 and advised that security cameras will be provided. He testified that the applicant will mill and pave the street in front of 18th Street and agreed to all of the consulting Engineer's comments, advising that the last

comment is just a question of timing. He further reviewed the Residential Site Improvement Standards and the need for a waiver for same. He stated that the use and appearance of the proposed multifamily residential building is consistent with the uses in the neighborhood as it develops in accordance with the Master Plan.

Closing remarks:

Michael Miceli, Esq. respectfully requested the Board approve the application.

Board questions:

Chairman Fiermonte and Commissioner Perez questioned Mr. Sambade.

Audience questions:

Resident Mike Rusigno questioned Mr. Sambade.

A short break was taken at 7:24 p.m. and the meeting resumed at 7:42 p.m. The roll was called.

Public Hearing:

Presentation of amendment to the 8th Street Rehabilitation Plan for 12 West 9th Street in City Block 283, Lot 6

Suzanne Mack, PP, City Planner, presented the proposed amendments to the Board.

A motion was made by Commissioner Malloy to forward a recommendation to adopt the proposed amendments to the Municipal Council. The motion was seconded by Commissioner Perez. A unanimous vote of the members present followed.

ADOPTION OF RESOLUTIONS:

- P-18-032 – AMS EQUITEIS, LLC – Site: 157-163 Avenue E in City Block 234, Lot 8.01; 170-180 Avenue E in City Block 458, Lot 1.01 and 134-136 Avenue E in City Block 467, Lots 24-26.
 - 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 8:20 p.m.

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

/lg