



**PLANNING BOARD
CITY OF BAYONNE
MINUTES OF SPECIAL MEETING
MARCH 25, 2019**

A regular meeting of the City of Bayonne Planning Board was held on Monday, March 25, 2019 in the Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey.

Chairperson Fiermonte called the meeting to order at 6:27 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 Malloy, Valado, Becker, Perez, Patel, Musharbash and mayoral designee John Sebik. Mayor Davis and Commissioner Quintela were absent.

Also present were Richard N. Campisano, Esq., Board Counsel, Andrew Raichle, PE, consulting City Engineer and Malvika Apte, PP consulting City Planner.

Adoption of Minutes

No minutes were available for adoption.

Public Hearing:

P-19-009 – 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; Block 680, Lot 1; Block 800, Lot 1; Block 802, Lot 1; Block 830, Lot 1.05; Block 930, Lot 1; Block 935, Lot 1
[The applicant is seeking preliminary major site plan approval to construct four warehouse distribution buildings with associated parking at the site.]

Lisa A. John-Basta, Esq., attorney for applicant, in her opening statement noted that the applicant is only seeking preliminary approval to develop the subject property with a

warehouse/distribution facility, at this time. Ms. John-Basta offered her exhibits into evidence and called her first witness.

Witness:

Bryan Waisnor, PE, was sworn and recognized as an expert witness to testify in support of the application. Mr. Waisnor testified that he was retained by the applicant to prepare the site plan and stormwater management report. He described the site plan and location of the property. Mr. Waisnor further testified that this application is conditioned on the perfection of the subdivision previously granted by this Board. Mr. Waisnor added Exhibit A-26, an aerial view of the property which he used to further describe the area. He discussed the site plan and the first building, which is designated as Building 100. Mr. Waisnor also said that the number of parking spaces for each of the proposed buildings exceeds the parking spaces required and will be ADA compliant. In addition, a shared trailer parking area is proposed between proposed buildings 1 and 2. Mr. Waisnor provided testimony regarding the truck entrance to the proposed loading bays and new subsurface stormwater conveyance system. He said that repairs would be made to the bulkhead. Also, application has been made to NJDEP and has been received. Application was made as well to the Army Corp. of Engineers, which is still pending. Mr. Waisnor addressed the City Planner and City Engineer's comments and agreed to comply with suggestions therein.

Board questions:

Chairperson Fiermonte and City Planner Apte questioned Mr. Waisnor. City Engineer Raichle noted that the applicant needs to provide revised and updated architectural plans.

Audience questions:

Glen Kienz, Esq., from the Weiner Law Group, attorney for Bayonne Partners, LLC and resident John Tennenbaum questioned Mr. Waisnor.

Witness:

Edward Mayer, AIA, was sworn and recognized to provide expert testimony in support of the application. Mr. Mayer testified that he prepared the architectural plan and he described the buildings as illustrated in the plans. He discussed the proposed signage, which he said conforms to the guidelines of the redevelopment plan. He also discussed the wayfinding for the Port of Authority traffic

Board questions:

City Engineer Raichle and City Planner Apte questioned Mr. Mayer.

Audience questions:

There were no questions from the general public.

A short break was taken at 7:27 p.m. and the meeting resumed at 7:39 p.m. The roll was called and it was noted that Commissioner Musharbash was absent.

Witness:

Gregory Woodruff, PP was sworn to provide expert planning testimony in support of the application. Mr. Woodruff testified that the subject property is located in the Maritime District which is included in the Redevelopment Plan for the Peninsula at Bayonne Harbor and the zone permits warehouses and the outdoor storage of vehicles, equipment and machinery, goods and materials. He described the proposed berm and opined that the berm would be aesthetically pleasing. He addressed the waiver from the tree requirement. He further testified as to how the project complies with the Redevelopment Plan and does not require any variances. Mr. Woodruff testified that this project would not have a substantial detriment to the public good nor impair the Zone Plan and Zoning Ordinance and was an efficient use of land, consistent with good planning.

Board questions:

There were no questions from the Board.

Audience questions:

Resident Mike Rusigno questioned Mr. Woodruff.

Closing Remarks:

Glen Keinz, Esq., said that a phasing plan should be provided.

Resident Mike Rusigno commented on the entrance into the warehouses and he suggested a four lane entrance and exit.

Lisa John-Basta, Esq., addressed some of the comments made by Mr. Kienz and said that the application complies with the Redevelopment Plan and will bring ratables to the City.

Chairperson Fiermonte said that this is a good plan and should be approved.

Commissioner Valado made a motion to grant preliminary approval subject to any and all conditions read across the record. Commissioner Perez seconded the motion and a unanimous vote followed.

Public Hearing:

Subdivision City of Bayonne - Preliminary and Final Major Subdivision, Harbor Station South, Tax Lots 1.01, 1.02, 1.03, 1.04, 1.05 & 4, Block 751, Situated in City of Bayonne, Hudson County, New Jersey.

Andrew Raichle, PE, Consulting City Engineer described the subdivision and said that the property is located within the Harbor Station South Redevelopment area.

Board questions:

There were no questions from the Board

Audience questions:

There were no questions from the general public.

Commissioner Sebik made a motion to accept the subdivision and Commissioner Perez seconded the motion. A unanimous vote followed.

Public Hearing:

Amending and Restating of the December 2005 Scattered Site Plan for Block 37, Lot 1 (Bayer-Site) (Woodmont Properties Phase II)

Presentation by Suzanne Mack, PP, City Planner

Commissioner Perez made a motion to forward the Board's findings to the Municipal Council and Commissioner Valado seconded the motion. A unanimous vote followed.

Adoption of Resolutions:

None

A motion was made to close the meeting at 8:17 p.m.

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

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