



**PLANNING BOARD
CITY OF BAYONNE
MINUTES OF SPECIAL MEETING
MAY 1, 2019**

A special meeting of the City of Bayonne Planning Board was held on Wednesday, May 1, 2019 in the Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey.

Chairperson Fiermonte called the meeting to order at 6:17 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, Quintela and mayoral designee John Sebik. Mayor Davis Commissioners Musharbash and Patel were absent.

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

Adoption of Minutes

No minutes were available for adoption.

Public Hearing (continuation for final approval):

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 Final major site plan approval to construct four warehouse distribution buildings with associated parking at the site.]*

Lisa A. John-Basta, Esq., attorney for applicant, summarized the preliminary application approval for the Board and noted that the applicant is now seeking final approval for the construction of the four warehouses for the distribution facility. Ms. John-Basta also commented on the review letters submitted for final approval from the City consulting Engineer Andrew Raichle, PE of Matrix NewWorld dated April 24, 2019 and consulting City Planner Malvika Apte, PP of CME Associates dated April 29, 2019. Ms. John-Basta said that the applicant agrees to comply with all comments in both review letters. Since the applicant's experts provided all of their testimony during the preliminary approval stage, no experts were called to add additional testimony. Ms. John-Basta offered her exhibits into evidence.

Board / audience question:

No one from either the Board or general public had questions for Ms. John-Basta.

Comments:

Steven R. Tombalakian, Esq., attorney for Bayonne Bay East Development expressed his client's opinion and concerns with regard to the warehouse/distribution buildings.

Lisa John-Basta in her closing statement said that she will rely on the testimony presented by the applicant's experts at the preliminary hearing that was approved by this Board. She respectfully requested the Board grant final approval for this application.

Commissioner Perez made a motion to grant final approval subject to any conditions agreed to and spread across the record. Commissioner Malloy seconded the motion and a unanimous vote followed.

Public Hearing:

Presentation of Preliminary Investigation to determine whether property known as West 2nd Street between Avenue A and Kennedy Boulevard (unimproved portion), which property is also identified as West 2nd Street between Block 373 and 362/510 constitutes a non-condemnation area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (Texaco) (*P-16-021*)

Presentation by Suzanne Mack, PP, City Planner.

Board questions / audience questions:

There were no questions from the Board or the general public. Nor were there any final comments.

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

Public Hearing:

Presentation of Preliminary Investigation to determine whether property known as 70 and 86 Hobart Avenue in City Block 359, Lot 10.01 and 4.05 constitutes a non-condemnation area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.. (*P-19-011*)

Presentation by Suzanne Mack, PP, City Planner.

Board questions:

Commissioner Perez questioned Ms. Mack.

There were no questions from the general public.

There were no comments from either the Board or general public with regard to Ms. Mack's presentation.

Commissioner Valado made a motion to forward the Board's recommendation to the Municipal Council and Commissioner Sebik seconded the motion. Commissioner Perez abstained from the vote and the remaining Commissioners voted favorably.

Public Hearing:

Presentation of Preliminary Investigation to determine whether property known as 140 East 22nd Street in City Block 464.01, Lot 6 constitutes a non-condemnation area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (*P-19-012*)

Presentation by Suzanne Mack, PP, City Planner.

There were no questions or comments from the Board or general public with regard to Ms. Mack's presentation.

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

Adoption of Resolutions:

- **P-19-005 – 345-347 AVENUE A URBAN RENEWAL, LLC – Site: 343-347 Avenue A in City Block 254, Lots 22 & 23**
 - Commissioner Perez made a motion to adopt the resolution and Commissioner Fiermonte seconded the motion. A unanimous vote followed.
- **P-19-018 AVENUE A DEVELOPMENT LLC (AMENDED APPLICATION) – Site: 99-105 Avenue A & 99-105 Avenue A rear; Block 333.03, Lots 1, 2, 3 & 4**
 - Commissioner Perez made a motion to adopt the resolution and Commissioner Fiermonte seconded the motion. A unanimous vote followed.
- **Preliminary Investigation to determine whether property known as West 2nd Street between Avenue A and Kennedy Boulevard (unimproved portion) (Texaco) (*P-16-021*)**
 - Commissioner Perez made a motion to adopt the resolution and Commissioner Malloy seconded the motion. A unanimous vote followed.
- **Preliminary Investigation to determine whether property known as 70 and 86 Hobart Avenue in City Block 359, Lot 10.01 and 4.05 (*P-19-011*)**
 - Commissioner Perez made a motion to adopt the resolution and Commissioner Sebik seconded the motion. A unanimous vote followed.
- **Preliminary Investigation to determine whether property known as 140 East 22nd Street in City Block 464.01, Lot 6 (*P-19-012*)**

- Commissioner Perez made a motion to adopt the resolution and Commissioner Sebik seconded the motion. A unanimous vote followed.

A motion was made to close the meeting at 7:03 p.m.

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

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