



**PLANNING BOARD
CITY OF BAYONNE
MINUTES OF REGULAR MEETING
AUGUST 13, 2019**

A regular meeting of the City of Bayonne Planning Board was held on Tuesday, August 13, 2019 in the Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey.

Vice-Chairperson Valado called the meeting to order at 6:08 p.m. and led all in the Pledge of Allegiance to the Flag. Vice-Chairperson Valado advised that the Board has complied with the Open Public Meetings Act/Sunshine Law.

Secretary Malloy called the roll. Present at the meeting were Vice-Chairperson Valado and Commissioners Becker, Perez, Quintela, Patel and mayoral designee Sebik. Chairperson Fiermonte and Mayor Davis were absent.

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

Adoption of Minutes

Commissioner Perez made a motion to adopt the minutes of the special meeting held on July 9, 2019 and Commissioner Sebik seconded the motion. A unanimous vote of eligible members followed.

Communications:

- Municipal Council Resolution Authorizing and Directing the Planning Board to conduct a preliminary investigation to determine whether property known as 159-161 Avenue A and 219 West 5th Street located in Block 301.03, Lots 2 & 3 and Block 301.01, Lots 1 and 6, respectively, constitute non-condemnation areas in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12-1 et seq. (*P-19-026*)

- Municipal Council Resolution reauthorizing and redirecting the Planning Board to conduct a preliminary investigation to determine whether to include additional property identified as East 25th Street right-of-way in the redevelopment area that consists of Block 441, Lot 10 and to reopen and amend the Redevelopment Plan (117-121 Prospect Avenue) *[P-17-039]*
- Municipal Council resolution directing the Planning Board to prepare and amend the redevelopment plan for property located at 797-811 Avenue E in Block 54, Lot 11 pursuant to the LRHL, N.J.S.A. 40A:12A-1 et seq. *(P-10-001 subfolder)*
- Municipal Council Resolution Directing the Planning Board to conduct a preliminary investigation to determine whether property located at Block 478, Lots 1.01, 2 & 2.01 and Block 479, Lot 1 and Block 481, Lots 1, 2, 4 & 5.02 constitute non-condemnation area in need of redevelopment pursuant to LRHL N.J.S.A. 40:12A-1 et seq. *(P-19-028)*
- Municipal Council Resolution directing the Planning Board to reopen and amend the Redevelopment Plan for property located at Block 830, Lots 1.05 & 1.06 and a portion of Lot 1 pursuant to the LRHL, N.J.S.A. 40A:12A-1 et seq. *(P-17-012 – Bayonne Bay East)*

Public Hearing:

Presentation of a Preliminary Investigation to determine whether property located at 21 East 22nd Street in City Block 206, Lot 1 constitutes a non-condemnation area in need of redevelopment pursuant to N.J.S.A. 40A:12A-1 et seq. of the Local Redevelopment and Housing Law. *(P-19-008)*

Presentation by Malvika Apte, PP, Consulting City Planner.

Board questions:

There were no question from the Board.

Audience questions:

Resident Richard Macon questioned Ms. Apte.

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

Public Hearing:

Presentation of a Preliminary Investigation to determine whether property identified as East 25th Street Right-of-Way in City Block 441, Lot 10 constitutes a non-condemnation are in need of redevelopment pursuant to N.J.S.A. 40A:12A-1 et seq. of the Local Redevelopment and Housing Law. *(P-17-039)*

Presentation by Malvika Apte, PP, Consulting City Planner.

Board questions:

Commissioner Sebik questioned Ms. Apte.

Audience questions:

Resident Mike Rusigno questioned Ms. Apte.

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

Public Hearing:

Presentation of a Redevelopment Plan for property located in Block 194, Lots 1 and 2 known as 87-97 West 23rd Street and 65-85 West 23rd Street, respectively. (*P-18-018 former Assumption Church and School Site*)

Presentation by Malvika Apte, PP, Consulting City Planner.

Board questions:

Commissioner Sebik questioned Ms. Apte.

Audience questions:

Resident Evelyn Magarban questioned Ms. Apte.

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

Adoption of Resolutions

- P-19-016 TFG 115-117 W 2ND Street Urban Renewal, LLC – Site: 115-117 West 2nd Street in City Block 365, Lot 9
 - Commissioner Perez made a motion to approve the resolution and Commissioner Sebik seconded the motion. A unanimous vote of eligible members followed.
- P-19-017 Robert & Albert Dweck, Inc. – Site: 472 Broadway in City Block 211, Lot 1
 - Commissioner Perez made a motion to approve the resolution and Commissioner Sebik seconded the motion. A unanimous vote of eligible members followed.

- P-19-008 Resolution for Preliminary Investigation to determine whether property located at 21 East 22nd Street in City Block 206, Lot 1
 - Commissioner Perez made a motion to approve the resolution and Commissioner Sebik seconded the motion. A unanimous vote of eligible members followed.
- P-17-039 Resolution for Preliminary Investigation to determine whether property identified as East 25th Street Right-of-Way in City Block 441, Lot 10
 - Commissioner Perez made a motion to approve the resolution and Commissioner Sebik seconded the motion. A unanimous vote of eligible members followed.
- P-18-018 Resolution for Redevelopment Plan for property located in Block 194, Lots 1 and 2 known as 87-97 West 23rd Street and 65-85 West 23rd Street, respectively
 - Commissioner Perez made a motion to approve the resolution and Commissioner Sebik seconded the motion. A unanimous vote of eligible members followed.
- P-18-032 AMS Equities – Site: 157-163 Avenue E; Block 234, Lot 8.01 and 170-180 Avenue E; Block 458, Lot 1.01 and 134-136 Avenue E; Block 467, Lots 24, 25 & 26
 - Commissioner Perez made a motion to approve the resolution and Commissioner Sebik seconded the motion. A unanimous vote of eligible members followed.
- P-18-040 – EOM 554 Broadway Urban Renewal, LLC – Site: 554-556 Broadway; 11 East 25th Street; 27-31 East 26th Street; Block 187, Lots 5 & 10; Block 179, Lots 4, 5 & 6
 - Commissioner Perez made a motion to approve the resolution and Commissioner Sebik seconded the motion. A unanimous vote of eligible members followed.
- P-19-029 Drew A. Sisk and Susan Ferraro – Site: 909 and 911-913 Avenue C; Blockn 96, Lots 20 and 21.01
 - Commissioner Perez made a motion to approve the resolution and Commissioner Sebik seconded the motion. A unanimous vote of eligible members followed.

A motion was made to close the meeting at 7:00 p.m.

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

/lg