



**PLANNING BOARD
CITY OF BAYONNE
MINUTES OF SPECIAL MEETING
SEPTEMBER 23, 2019**

A special meeting of the City of Bayonne Planning Board was held on Monday, September 23, 2019 in the Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey.

Chairperson Fiermonte called the meeting to order at 6:06 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.

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

Also present were Richard N. Campisano, Esq., Board Counsel, Robert Russo, PE, City Engineer's Office 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 September 10, 2019 and Commissioner Becker seconded the motion. A unanimous vote of eligible members followed.

Communications:

None

Public Hearing:

P-19-026 JSF MANAGEMENT, LLC – Site: 43-75 Mechanic Street (NJSH Route 440 & East 22nd Street) Block 451, Lot 2.05 *[The applicant is seeking minor subdivision approval along with preliminary and final major site plan approval to construct a five-story 124,960 square foot self-storage facility.]*

Adam J. Faiella, Esq., attorney for the applicant described the property and its location. He said that the applicant is proposing to subdivide the subject property into two (2) lots. One lot will be approximately 1 acre and the other lot will be 2.51 acres. No improvements or changes are proposed for the 2.51 acre lot at this time. A self-storage facility is proposed for the 1 acre lot. Mr. Faiella offered his exhibits into evidence and called his first witness.

Witness:

Joshua Sewald, PE with Dynamic Engineering was sworn and accepted as an expert witness to testify in support of the application. Mr. Sewald offered two new exhibits into evidence i.e., a color aerial map dated September 10, 2019 and a site plan rendering dated September 10, 2019 that were marked as Exhibit A-24 and Exhibit A-25, respectively. He described the site and surrounding area and testified as to the access to the proposed self-storage facility by a driveway to East 23rd Street and the reconstruction of East 24th Street. Mr. Sewald described the existing site conditions and the surrounding uses located in the vicinity of the site. He discussed the subdivision and its purpose to provide a separate lot for the proposed use. He testified to the proposed access to the site and possible alternative access points when the remainder of the area is redeveloped. He further testified that the structure will be ADA compliant and the plan complies with loading and unloading standards. The proposed building will be five (5) stories high. Mr. Sewald also addressed the proposed lighting,

landscaping, fencing, curbing and trash refuse area. He also addressed the comments offered by the City Engineer and consulting City Planner.

Board questions:

Commissioner Perez and City Engineer Russo questioned Mr. Sewald.

Audience questions:

There were no questions from the general public.

Witness:

Richard Bencivenga, AIA with TAI Architects was sworn and accepted as an expert witness. Mr. Bencivenga submitted four additional exhibits into evidence that were marked as follows: Exhibit A-26 a front rendering from 23rd Street; Exhibits A-27 a front rendering from Rt. 440; Exhibit A-28 colorized elevations; and Exhibit A-29 signage drawings. He then described the proposed project from the exhibits submitted into evidence.

Board questions:

Consulting City Planner Apte questioned Mr. Bencivenga.

Resident questions:

There were no questions from the general public.

Witness:

John Harter, PE a traffic engineer, was sworn to provide testimony in support of the application. Mr. Harter testified that he prepared the Traffic Impact Analysis for this project. He said that he examined the future traffic impacts of the proposed self-storage facility. He addressed the existing roadway and traffic conditions and future traffic conditions. In conclusion, Mr. Harter testified that the proposed self-storage facility would not significantly impact traffic conditions. Mr. Harter also addressed the comments offered by the City professionals.

Board questions:

Chairperson Fiermonte and City Planner Mack questioned Mr. Harter.

Audience questions:

There were no questions from the general public.

Witness:

Joshua Sewald, PP who was sworn in earlier was called back to provide planning testimony. Mr. Sewald was advised that he remained under oath. Mr. Sewald testified that the building complies with all bulk variances. He further testified to the following design waivers: lighting, signage and addressed the comments made by our consulting City Planner in her review letter.

Board questions:

There were no questions from the Board.

Closing remarks:

Mr. Faiella, in closing, stated that he relied on the expert testimony given and respectfully requested the Board approve the application.

Board comments:

Chairperson Fiermonte commented that the benefits outweighed the detriments in this application and the variances were justified in light of the development and its location. All commissioners agreed.

Commissioner Perez made a motion to approve the application subject to any and all conditions agreed to and spread across the record. Commissioner Sebik seconded the motion and as unanimous vote was taken.

A short break was taken at 7:11 p.m. The meeting resumed at 7:19 p.m. and the roll was called.

Public Hearing:

Presentation of an Amendment to the Redevelopment Plan for property known as 117-121 Prospect Avenue in City Block 411, Lot 10. (*P-17-039*)

The presentation was given by Malvika Apte, PP, consulting City Planner.

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

Adoption of Resolutions

- **P-19-022 MAHALAXMI FLAGSHIP, LLC – Site Harbor Station South Redevelopment Area; Block 751, Lots 1.04, 1.06, 1.07, 1.08, 1.09, 1.10, 1.11, 1.12, 1.13, 1.14, 1.15 & 1.16**
 - Commissioner Perez made a motion to approve the resolution and Commissioner Sebik seconded the motion. A unanimous vote of eligible members followed.
- **P-19-025 – RAMEZ NASHED – Site: 150 Avenue F in Block 450, Lot 17**
 - Commissioner Perez made a motion to approve the resolution and Commissioner Fiermonte seconded the motion. A unanimous vote of eligible members followed.
- **P-18-021 JOHN AND MARYAN, LLC – Site: 39-43 Evergreen Street in City Block 320, Lot 3**
 - Commissioner Perez made a motion to approve the resolution and Commissioner Sebik seconded the motion. A unanimous vote of eligible members followed.
- **P-18-022 JOHN AND MARYAN, LLC – Site 43-45 West 21st Street in City Block 210, Lots 1, 2 & 3**
 - Commissioner Perez made a motion to approve the resolution and Commissioner Sebik seconded the motion. A unanimous vote of eligible members followed.
- **P-19-019 Recommending adoption of the non-condemnation investigation report for property located at 1207-1211 John F. Kennedy Boulevard in City Block 24, Lots 2 and 3**
 - 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 7:35 p.m.

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

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