



**PLANNING BOARD
CITY OF BAYONNE
MINUTES OF REGULAR MEETING
FEBRUARY 11, 2020**

A regular meeting of the City of Bayonne Planning Board was held on Tuesday, February 11, 2020 in the Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey.

Since both our chairperson and vice chairperson were absent, Commissioner Nadrowski made a motion to have Commissioner Mathews act as Chairman pro tem for this meeting. Commissioner Malloy seconded the motion and a unanimous vote followed.

The meeting was then called to order by Chairman pro tem Mathews at 6:11 p.m. Acting Chairman Mathews led all in the Pledge of Allegiance to the Flag and advised that the Board has complied with the Open Public Meetings Act/Sunshine Law.

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

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

Adoption of Minutes

Commissioner Malloy made a motion to adopt the minutes of the regular meeting held on January 14, 2020 and Acting Chairman Mathews seconded the motion. A unanimous vote of eligible members followed.

Public Hearing

P-19-035 – EOM 90 AVE E URBAN RENEWAL, LLC – Site: 90-100 & 100.5-102 Avenue E in City Block 467, Lots 8 & 9 *[The applicant is seeking preliminary and final major site plan approval to construct a new seven-story multifamily residential building with 70 residential units and 70 parking spaces.]*

Michael Miceli, Esq., attorney for the applicant, gave a brief summary of the application, offered his exhibits into evidence and called his first witness.

Witness:

Al Sambade, PP, AIA, PE, was sworn and recognized as an expert witness to testify in support of this application. Mr. Sambade described the location of the property and its present condition, size and irregular shape. He pointed out that this application, which is subject to a Redevelopment Plan, meets all of the requirements of the plan. He talked about the unit breakdown and described the proposed amenities, i.e. rooftop terrace, outdoor space at grade level and recreation center. Mr. Sambade submitted Exhibit A-26 (a rendering of the building) and Exhibit A-27 (a material board). He discussed the proposed stormwater detention and management system as well as the refuse containment and collection. Mr. Sambade also addressed the comments offered by the City Planner, Malvika Apte, PP and City Engineer, Robert Russo, PE.

Board questions:

Acting Chairman Mathews and Commissioners Malloy, Nadrowski and Veloz questioned Mr. Sambade, as did City Planner Apte.

Audience questions:

Residents Debra Piser, Carlos Santana, Pat Maloney and Mike Morris also questioned Mr. Sambade.

Closing statements:

Resident Debra Piser said that he has an issue with the lack of parking for guests and the height of the building. Resident Carlos Santana expressed concern with lack of parking and the effect this project will have on future parking in the area. Resident Pat Maloney said that parking in this area is tough and she would like to see the applicant provide more parking. She also added that she has a concern with the height of building. She asked that the applicant reduce the height to five stories. Resident Mike Morris said he was in favor of the applicant and it will clean up the area. Resident Robert Bielan commented on the project and questioned the applicant's authority to proceed because of a boundary dispute with the adjoining lot

Michael Miceli, Esq., said in closing that this is an application being brought in compliance with a redevelopment plan. This is a well-designed building that meets all of the requirements. He pointed out that one floor of building is for parking only.

Board comments:

Commissioner Malloy said that he is in favor of the application and residents of building will not be permitted to get a parking permit to park on the street.

Commissioner Nadrowski was also in favor of the application subject to the conditions agreed to. She was concerned with the parking and the need for a traffic light.

Commissioner Matthews opined that while he was in favor of the application, he had concerns about the windowless units and parking.

Commissioner Veloz was also in favor of the project and had the same concerns as his fellow Commissioners.

Commissioner Malloy made a motion to approve the application subject to the conditions agreed to and spread across the record. Commissioner Veloz seconded the motion and a unanimous vote followed.

A short break was taken at 8:00 p.m. and the meeting resumed at 8:10 p.m. The roll was called.

Public Hearing:

Presentation of Non-condemnation Area in Need of Redevelopment Study for property located at 1099, 1101, 1103-1105 Avenue C and 66 & 68 West 54th Street in City Block 34, Lots 26, 27, 28, 29 and 30, respectively.

Presentation by Malvika Apte, consulting City Planner

Board comments/questions:

There were no questions or comments from the Board.

Audience comments/questions:

There were no questions or comments from the general public.

Commissioner Patel made a motion to forward the Board's findings to the Municipal Council and Acting Chair Mathews seconded the motion. A unanimous vote followed.

Adoption of Resolutions

- **P-19-031 SMZ BAYONNE, LLC – Site: 1127-1157 Kennedy Boulevard in City Block 50, Lot 2**
 - Commissioner Malloy made a motion to approve the resolution and Commissioner Quintela seconded the motion. A unanimous vote of eligible members followed.
- **P-19-044 QOZ PROSPECT PROPERTY URBAN RENEWAL, LLC – Site: 33 Prospect Avenue in City Block 455, Lot 1.01**
 - Commissioner Malloy made a motion to approve the resolution and Commissioner Quintela seconded the motion. A unanimous vote of eligible members followed.

- **Resolution adopting the Board's findings on the Preliminary Investigation for property located at 1099, 1101, 1103-1105 Avenue C and 66 & 68 West 54th Street in City Block 34, Lots 26, 27, 28, 29 and 30**
 - Commissioner Patel made a motion to approve the resolution and Commissioner Malloy seconded the motion. A unanimous vote of eligible members followed.

A motion was made to close the meeting at 8:30 p.m.

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

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