



**PLANNING BOARD
CITY OF BAYONNE
MINUTES OF REGULAR MEETING
MARCH 10, 2020**

A regular meeting of the City of Bayonne Planning Board was held on Tuesday, March 20, 2020 in the Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey.

The meeting was then called to order by Chairperson Fiermonte at 6:04 p.m. Chairperson Fiermonte 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 Chairperson Fiermonte, Commissioners Valado, Nadrowski, Malloy, Quintela, Patel, Becker, Mathews and mayoral designee Veloz. Mayor Davis was absent.

Also present were Richard N. Campisano, Esq., Board Counsel, Robert Russo, PE, City Engineer, Steve Gottlee, 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 February 11, 2020 and Commissioner Nadrowski seconded the motion. A unanimous vote of eligible members followed.

Communications:

- Request from Christopher Vitale, Esq., attorney for application P-19-032 Allan & Joanne McLeod for an adjournment to May 12, 2020.
 - Commissioner Malloy made the motion to grant the adjournment to May 12, 2020 and Commissioner Fiermonte seconded the motion. A unanimous vote followed.
- Mayor's census letter was read into the record by Richard Campisano, Esq., Board Counsel.
- Municipal Council Resolution authorizing and directing the Planning Board to prepare a Redevelopment Plan for property located at 196A Avenue E, 196-198 Avenue E and 200 Avenue E in City Block 458, Lots 7, 8 and 9 respectively, pursuant to the LRHL N.J.S.A. 40A:12A-1 et seq. (P-19-037).
- Municipal Council Resolution authorizing and directing the Planning Board to prepare a Redevelopment Plan for property located at 108, 104-106 and 94-102 Avenue F and 101 East 21st Street in City Block 457.01, Lots 2, 3, 4 and 5 respectively, pursuant to the LRHL N.J.S.A. 40A:12A-1 et seq. (P-19-041)
- Municipal Council Resolution authorizing and directing the Planning Board to prepare a Redevelopment Plan for property located at 219 West 5th Street in City Block 301.01, Lot 1, pursuant to the LRHL N.J.S.A. 40A:12A-1 et seq. (P-19-040)
- Municipal Council Resolution authorizing and directing the Planning Board to prepare a Redevelopment Plan for property located 1207 and 1209-1211 John F. Kennedy Boulevard in City Block 24, Lots 2 & 3, respectively, pursuant to the LRHL N.J.S.A. 40A:12A-1 et seq. (P19-019)
- Municipal Council Resolution authorizing and directing the Planning Board or conduct a preliminary investigation for property located at 11-23 West 47th Street, 973-975, 979, 983-87 Broadway and 32 West 48th Street in City Block 70, Lots 19, 20, 21.01, 23 and 24 to determine whether the properties constitute non-condemnation areas in need of redevelopment pursuant to the LRHL, N.J.S.A. 40A:12A-1 et seq. (P-20-006)
- Municipal Council Resolution authorizing and directing the Planning Board or conduct a preliminary investigation for property located at 21, 19 and 17 West 46th Street, 12, 14, 16 20 and 24 West 47th Street in City Block 77, Lots 13, 14, 15, 27, 28, 29 and 30, respectively, to determine whether the properties constitute non-condemnation areas in need of redevelopment pursuant to the LRHL, N.J.S.A. 40A:12A-1 et seq. (P-20-007).

- Municipal Council Resolution authorizing and directing the Planning Board or conduct a preliminary investigation for property located at 48-52 New Hook Road in Block 427, Lots 1 & 2 constitute a non-condemnation area in need of redevelopment pursuant to the LRHL N.J.S.A. 40A:12A-1 et seq. (P-20-009)

Public Hearing

Municipal Council request for the Planning Board to review and take action on a proposed Ordinance amending and supplementing the general Ordinances of the City of Bayonne, Chapter 35 Zoning Regulations related to the property located at 423 Avenue E, 525-527 Avenue E, 407-421 Avenue, 408-422 Avenue E and 636-644 Broadway a/k/a City Block 159, Lots 14 and 15; Block 164, Lot 5.01; Block 420.02, Lot 2.01 zoning regulations to adopt zoning that services the present hospital use for Bayonne Hospital and maintains and supports future growth and development of medical facilities by creating a hospital district. (P-20-010)

A presentation was given by Steve Gottlee, PP, a consulting Planner to the City.

Board questions:

Commissioner Malloy asked for confirmation on uses permitted within the new zone.

Resident questions:

Resident Humberto Rubet questioned the designated uses for the new zone.

Commissioner Valado made a motion to forward the Board's recommendation on the adoption of the new zone to the Municipal Council and Commissioner Becker seconded the motion. A unanimous vote followed.

Public Hearing:

P-19-045 – 746 AVE E BAYONNE URBAN RENEWAL, LLC – Site 736-742 Avenue E in City Block 393, Lots 3, 4 & 5 *[The applicant is seeking preliminary and final major site plan approval to construct a seven-story multifamily residential building with 82 onsite parking spaces.]*

Michael Miceli, Esq., attorney for applicant gave brief opening statement. He said that the application is subject to a redevelopment plan and is fully compliant with same.

Witness:

Bruce Steive, Architect was called and accepted as an expert witness. Mr. Steive gave power point presentation and overview of the application. The presentation included an overview of existing and proposed conditions. He described the building, number of units, amenities, height and materials for the façade.

Board questions:

Commissioners Nadrowski, Malloy and Mathews questioned Mr. Steive as did City Engineer Rob Russo.

Audience questions:

Residents Gary La Pelusa and Mike Morris asked questions of Mr. Steive.

Witness:

Mark Chisvette, PE was sworn and recognized by the Board as an expert witness to provide testimony in support of the application. Mr. Chisvette reviewed the building height, lighting, driveways and parking. He also discussed the stormwater management and detention system and streetscape plantings. Mr. Chisvette entered Exhibit A-27, a Turn Template, into evidence and then provided a turning demonstration regarding trash pickups. Mr. Chisvette addressed the City Planner and City Engineer's comments and found all suggestions made therein acceptable.

Board questions:

Chairperson Fiermonte and Commissioners Nadrowski and Veloz questioned Mr. Chisvette as did City Engineer Rob Russo

Audience questions

There were no questions from the general public.

Witness:

John McDonough, PP and project planner for applicant was sworn and accepted as an expert witness to testify on behalf of the application. Mr. McDonough asked to mark Exhibit A-28 a planning exhibit into evidence. Mr. McDonough testified that the proposed development fully conforms to the Redevelopment Plan for this area. He said that this proposal will completely remove the commercial traffic that backed onto Avenue E in the past. Also, the proposed building will rehabilitate the site. He testified that the parking provided is standard, appropriate for an urban area and described mass transit that is available to this location. Mr. McDonough discussed Residential Site Improvement Standards (RSIS) and its interplay with local standards. Mr. McDonough further testified that the site is particularly suited for the proposed use, and it was his opinion that the applicant satisfied the requirements of the special reasons test and the application advanced several fundamental purposes of zoning, including promoting the public health, welfare and the efficient use of land in a desirable visual environment. Mr. McDonough further testified that the requested variance will not cause a detriment to the public health, safety and welfare of the community.

Board questions:

Chairperson Fiermonte and Commissioners Malloy, Veloz and Nadrowski questioned Mr. McDonough.

Comments:

Resident Mike Morris commented in favor of the application.

Closing:

Michael Miceli, Esq. said that this application is fully compliant with the redevelopment plan and he respectfully requested the Board look favorably upon this application.

Commissioner Malloy commented that with the growing population in the City it will create tax revenues.

Chairperson Fiermonte agreed.

Commissioner Veloz commented that this is a beautiful project, a gateway to the City.

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

Adoption of Resolutions

- **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**
 - Commissioner Malloy made a motion to approve the resolution and Commissioner Nadrowski seconded the motion. A unanimous vote of eligible members followed.
- **P-20-011 City of Bayonne – Minor Subdivision of property located within the Peninsula at Harbor Station North Redevelopment District in Block 641, Lot 1**
 - Commissioner Fiermonte made a motion to approve the resolution and Commissioner Valado seconded the motion. A unanimous vote of eligible members followed.
- **Resolution on an Ordinance amending and supplementing the revised general ordinances of the City of Bayonne Chapter 35 Zoning Regulations to create a Hospital District to support future growth and development of medical facilities.**
 - Commissioner Malloy made a motion to approve the resolution and Commissioner Valado seconded the motion. A unanimous vote of eligible members followed.

A motion was made to close the meeting at 7:47 p.m.

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

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