



**PLANNING BOARD
CITY OF BAYONNE
MINUTES OF VIRTUAL MEETING
JUNE 9, 2020**

A virtual meeting of the City of Bayonne Planning Board was conducted by electronic means on Tuesday, June 9, 2020 as permitted during this State of Emergency due to the COVID 19 pandemic.

The meeting was called to order by Chairperson Fiermonte at 6:00 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 and as permitted during a State of Emergency as declared by Gov. Phil Murphy.

Secretary Nadrowski called the roll. Present at the meeting were Chairperson Fiermonte, Commissioners Valado, Nadrowski, 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, Malvika Apte, PP consulting City Planner, Andrew Raichle, PE, consulting City Engineer, Suzanne Mack, PP, City Planner and Lillian Glazewski, Land Use Administrator.

Adoption of Minutes

Commissioner Nadrowski made a motion to adopt the minutes of the regular meeting held on May 12, 2020 and Commissioner Valado seconded the motion. A unanimous vote of eligible members followed.

Communications: None

Public Hearing:

P-20-008 BAYONNE BAY DEVELOPERS URBAN RENEWAL, LLC – Site: Peninsula at Bayonne Harbor West in City Block 824, Lots 1 & 2 and Block 825, Lots 1 & 2 (Phase II) *[The applicant is seeking final site plan approval for Phase 2 for the construction of five hundred (500) residential units at the site. Phase 1, consisting of two hundred ninety (290) residential units is near completion. Phase 2 consists of the remaining two hundred ten (210) residential units to be constructed.]*

Steven J. Tripp, Esq., attorney for the applicant, gave a brief opening statement, offered his exhibits into evidence and called his first witness.

Witness:

Lisa A. DiGerolamo P.E., was sworn in and accepted as an expert witness to testify on behalf of the application. Ms. DiGerolamo described the location, lot sizes and the surrounding area. She said that the applicant is seeking final approval to complete the two hundred ten (210) remaining units of Phase 2. She went on to describe the units, the recreational open space and the extension of the Waterfront Walkway, park and passive open space. Ms. DiGerolamo further testified that the project is being constructed in conformity with the Redevelopment Plan. She testified that she reviewed the engineering/operating systems and the street layout describing what was completed and was in the process of being completed. Ms. DiGerolamo used an aerial view of the site inclusive of Phase 2 to describe same. She discussed stormwater management and flooding, refuse collection and the storage of trash between collections. She also addressed comments in the City consulting Engineer's report dated June 2, 2020. She said that the applicant has no objection to same.

Board questions:

Commissioners Nadrowski, Veloz and Velado question Ms. DiGerolamo as did consulting City Engineer Raichle.

Audience questions:

There were no questions from the general public.

Witness:

Mark Berkowsky, A.I.A., was sworn and accepted as an expert witness to testify on behalf of the application. Mr. Berkowsky testified that he was retained by the applicant to prepare the site plan for this project. He continued describing the floor plans and elevation for the townhomes which were part of the plan prepared by his office. Mr. Berkowsky stated that the architecture of the townhomes would be constructed consistent in design with the architecture of Phase 1. He reviewed bicycle storage, rooftop intrusions and balconies and he also addressed the status of street completion.

Board questions:

Commissioner Nadrowski questioned Mr. Berkowsky.

Audience questions:

There were no questions from the general public.

Witness:

Jon Tannenbaum, a representative of the developer was sworn to provide factual testimony. Mr. Tannenbaum testified as to dumpsters and trash pickup, private roads, when construction is anticipated and how soon the walkway will be completed.

Board questions:

There were no questions from the Board.

Audience questions:

There were no questions from the general public.

Closing remarks:

There were no closing remarks from the general public.

Steven Tripp, Esq. respectfully requested the Board grant final approval of the application.

Motion:

A motion was made by Commissioner Nadrowski to grant final approval of the application and the motion was seconded by Commissioner Veloz. A unanimous vote followed.

Public Hearing:

P-20-012 – 123 PROSPECT PI, LLC – Site 123 Prospect Avenue in City Block 429, Lot 1
[The applicant is seeking preliminary and final major site plan approval and bulk variance relief to all the removal of the first floor commercial space and replace it with a two-bedroom residential unit.]

Paul Weeks, Esq., attorney for applicant, gave a brief opening statement, offered his exhibits into evidence and called his first witness.

Witness:

Al Sambade, AIA, PP, PE, was sworn and recognized as an expert witness to testify on behalf of the application. Mr. Sambade testified that he was retained by the applicant to prepare the site plan for this application. He explained the nature of the application, the location of the property and the existing condition of the building. He testified that the three-story structure dates back to the early 20th Century. Mr. Sambade said that the applicant desires to convert the commercial space on the ground floor into a residential unit. He pointed out that it is a permitted use in this area. Mr. Sambade addressed the comments made by the City consulting Planner in her report.

Board questions:

Commissioners Nadrowski, Veloz, Mathews and Valado questioned Mr. Sambade as did consulting City Planner Apte and consulting City Engineer Russo.

Audience questions:

Resident Cartier Sheba questioned Mr. Sambade.

Closing remarks

There were no closing remarks from the general public.

Paul Weeks, Esq., said he relied on the testimony given by his expert witness and respectfully requested the Board look favorably upon this application.

Motion:

A motion to approve the application subject to any and all conditions agreed to across the record was made by Commissioner Valado and seconded by Commissioner Nadrowski. Commissioner Mathews voted against the application. The remaining Commissioners voted in favor of the application. The application was approved by a majority vote.

Public Hearing:

Presentation of Mount Carmel School Redevelopment Plan for property locate at 21 East 22nd Street; Block 206, Lot 1.01 (*P-19-008*)

Presentation by Malvika Apte, PP, AICP

Consulting City Planner Malvika Apte was sworn in to provide expert testimony as to the Redevelopment Plan. Ms. Apte testified that the Municipal Council authorized and directed the Planning Board to prepare the redevelopment plan and she was retained by the City as consulting City Planner to do so. She described the property as the former Our Lady of Mount Carmel School which was constructed in 1921 and closed its doors in 2008. The property since that time has remained mostly vacant. Ms. Apte testified as to the goals and objectives for the building. She further discussed permitted uses and bulk requirements.

In summary, Ms. Apte concluded that the Church has entered into an agreement with Mitchell Burakovsky to redevelop the school building.

Board questions:

Commissioners Nadrowski and Veloz asked Ms. Apte questions.

Resident questions:

There were no questions from the general public.

Commissioner Valado made a motion to forward the Board's recommendation on the adoption of the Preliminary Investigation and Commissioner Veloz seconded the motion. A unanimous vote followed.

Adoption of Resolutions

- Presentation of Mount Carmel School Redevelopment Plan for property locate at 21 East 22nd Street; Block 206, Lot 1.01 (*P-19-008*)
 - Commissioner Valado made a motion to approve the resolution and Commissioner Veloz seconded the motion. A unanimous vote of eligible members followed.

A motion was made to close the meeting at 8:00 p.m.

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

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