



**PLANNING BOARD
CITY OF BAYONNE
MINUTES OF VIRTUAL MEETING
JULY 14, 2020**

A virtual meeting of the City of Bayonne Planning Board was conducted by electronic means on Tuesday, July 14, 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, Patel, Becker, Mathews and mayoral designee Veloz. Mayor Davis and Commissioner Quintela 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 Becker made a motion to adopt the minutes of the regular meeting held on June 9, 2020 and Commissioner Valado seconded the motion. A unanimous vote of eligible members followed.

Communications:

- Municipal Council resolution authorizing and directing the Planning Board to conduct an investigation of property located at 48-52 New Hook Road in City Block 427, Lots 1 & 2 to determine whether the properties constitutes a non-condemnation area in need of redevelopment pursuant to the LRHL, N.J.S.A. 40A:12A-1 et seq. (P-20-016)
- Municipal Council resolution authorizing and directing the Planning Board to prepare a Redevelopment Plan for property located at 21, 17 & 19 West 46th Street, 12, 14, 16, 20, 22 & 24 West 27th Street in Block 77, Lots 13, 14, 15, 27, 28, 29, 30, 31 & 32 pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (Resnick's) (P-20-007)
- Municipal Council resolution authorizing and directing the Planning Board to prepare a Redevelopment Plan for property located at 86, 88, 90 & 92 East 22nd Street and 111 Avenue F in Block 456, Lots 10, 9, 8.02, 8.03 and 8.01 pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (P-20-014)
- Municipal Council resolution authorizing and directing the Planning Board to prepare a Redevelopment Plan for property located at 471 Broadway in Block 210, Lot 25.01 pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (P-20-013)
- Municipal Council resolution authorizing and directing the Planning Board to reopen and amend the Redevelopment Plan for the Peninsula at Bayonne Harbor for the Maritime, Lofts and Landing Districts, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 30A:12A-1 et seq. (P-10-003)

Public Hearing:

P-20-005 TFG 117-121 PROSPECT URBAN RENEWAL, LLC – Site: 117-121 Prospect Avenue in City Block 441, Lot 10 *[The applicant is seeking preliminary and final major site plan approval to construct a five-story multifamily building containing 44 residential dwelling units and 46 off-street parking spaces.]*

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

Witness:

Anthony Vandermark, Jr., Architect was sworn and accepted as an expert to testify on behalf of the application. Mr. Vandermark described the location of the property and the redevelopment area. He described the project, proposed building materials and aesthetics of the building. He presented

renderings of the façade of the building. Mr. Vandermark agreed to design changes to the dens that would restrict their use as a bedroom. He further described the streetscape improvements and agreed to additional lighting along the side of the pedestrian bridge along with a passive area with low level shrubbery in this area. Mr. Vandermark further testified that he reviewed the reports given by the City consulting Planner and Engineer and agreed that the applicant could satisfy the conditions contained in their reports. He added that the five-story structure meets all of the standards of the redevelopment area.

Board questions:

Commissioners Mathews and Veloz questioned Mr. Vandermark as did consulting City Planner Apte.

Audience questions:

Residents Paulette Brooks Rhodes and Sheba Cartier had concerns about parking spaces that would be taken away. Resident Mary Rose Wickersty asked about a traffic study. Craig Perego, Traffic Engineer was sworn in to respond to Ms. Wickersty.

Witness:

Andrew Villari, P.E. was sworn and qualified as an expert witness to testify on behalf of the application. Mr. Villari testified that he reviewed the site plan regarding drainage and stormwater. He testified that the post development runoff will be controlled by an underground detention system. On behalf of the applicant he agreed to remove and replace the existing fire hydrant located along the property frontage. Mr. Villari then address the comments given by the consulting City Engineer's in his report and agreed to its contents.

Board questions:

Consulting City Engineer and Planner questioned Mr. Villari.

Audience questions:

There were no questions from the general public.

Witness:

John McDonough, PP was sworn and accepted as an expert witness to testify on behalf of the application. Mr. McDonough testified that he prepared a zoning analysis of the project. He said that the site complies with all the use and bulk requirements of the Redevelopment Plan. He stated further that the development is transit oriented in an area classified as a transit hub. It was Mr. McDonough's professional opinion that the application meets all of the requirements of the redevelopment plan and can be approved without any detriment to the surrounding area or public good.

Board questions:

Commissioner Nadrowski and consulting City Planner Apte questioned Mr. McDonough.

Audience questions:

There were no questions from the general public.

Closing remarks:

Mr. Miceli stated that this is a very nice project that meets all of the requirements of the redevelopment plan. He respectfully requested the Board approve the application.

A motion was made by Commissioner Valado to approve the application with the conditions agreed to and spread across the record. Commissioner Nadrowski seconded the motion and a unanimous vote followed.

Public Hearing:

Presentation of Redevelopment Plan for property located at 1207-1211 Kennedy Boulevard in City Block 24, Lots 2 and 3. (P-19-019)

City Planner, Suzanne Mack gave a presentation and summary of the Redevelopment Plan. She summarized the redevelopment area, redevelopment components, goals and objectives, Land

Development Regulations, use, bulk and parking regulations, design standards of the redevelopment plan.

Board questions:

Commissioners Nadrowski and Valado questioned Ms. Mack.

Consulting City Planner commented that certain revision should be made to the plan with the following: Section I. Open space recreation – A minimum of 20% of the redevelopment area shall consist of open space and recreation facilities. Section K 2. A minimum of 35% of the building rooftop shall be devoted to at least a combination of two of the following: Green roofs, solar panels, rooftop common recreation open space. Section K Signs. Temporary sign language should be added.

Audience questions - none

Commissioner Valado made a motion to send the Board's recommendation to the City Council to adopt the redevelopment plan. Commissioner Nadrowski seconded the motion and a unanimous vote followed.

Public Hearing:

Presentation of Redevelopment Plan for property located at 196-200 Avenue E and East 19th Street in City Block 458, Lots 7, 8 and 9. (P-19-037)

City Planner, Suzanne Mack gave a presentation and summary of the Redevelopment Plan. She summarized the redevelopment area, redevelopment components, goals and objectives, Land Development Regulations, use, bulk and parking regulations, design standards of the redevelopment plan.

Board questions:

Consulting City Planner added that the following revisions should be made to the redevelopment plan before it is forwarded to the Municipal Council for consideration of adopting same: Section C 1 a. The sixth story --- green roof along the side yard is required on a partial sixth

story (Page 11); Section C 5 D. Units with dens shall not be permitted; however, if proposed with design features that demonstrate not adaptable to a bedroom, shall be considered a waiver at the sole discretion of the Planning Board. (Page 12); Section M 5 --- Two temporary signs to advertise for a period of a 6 months (Page 26).

Commissioner Nadrowski made a motion to send the Board's recommendation to the City Council to adopt the redevelopment plan. Commissioner Veloz seconded the motion and a unanimous vote followed.

Adoption of Resolutions

- **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)**
 - Commissioner Nadrowski made a motion to approve the resolution and Commissioner Valado seconded the motion. A unanimous vote of eligible members followed.
- **P-20-012 – 123 PROSPECT PI, LLC – Site 123 Prospect Avenue in City Block 429, Lot 1**
 - Commissioner Valado made a motion to approve the resolution and Commissioner Fiermonte seconded the motion. A unanimous vote of eligible members followed.
- **Redevelopment Plan for property located at 1202-1211 Kennedy Boulevard in City Block 24, Lots 2 and 3. (P-19-019)**
 - Commissioner Nadrowski made a motion to approve the resolution and Commissioner Valado seconded the motion. A unanimous vote of eligible members followed.
- **Redevelopment Plan for property located at 196-200 Avenue E and East 19th Street in City Block 458, Lots 7, 8 and 9. (P-19-037)**
 - Commissioner Valado made a motion to approve the resolution and Commissioner Patel seconded the motion. A unanimous vote of eligible members followed.

A motion was made to close the meeting at 8:50 p.m.

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

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