



**PLANNING BOARD
CITY OF BAYONNE
MINUTES OF VIRTUAL SPECIAL MEETING
JULY 29, 2020**

A virtual special meeting of the City of Bayonne Planning Board was conducted by electronic means on Wednesday, July 29, 2020 as permitted during this State of Emergency due to the COVID 19 pandemic.

The meeting was called to order by Chairperson Fiermonte at 6:07 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, Becker, Mathews, Youssef and mayoral designee Veloz. Mayor Davis and Commissioner Patel 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 Valado made a motion to adopt the minutes of the regular meeting held on July 14, 2020 and Commissioner Nadrowski seconded the motion. A unanimous vote of eligible members followed.

Communications: None

Public Hearing:

P-20-002 PARKVIEW REALTY URBAN RENEWAL, LLC – Site: 101 East 23rd Street in City Block 445, Lot 1.01; Block 450, Lots 1, 10.01, 10.02, 22, 23 & 24 and Block 451, Lots 1.01 & 2.05 *[The applicant is seeking major subdivision approval to subdivide the property into five lots (Phase II)]*

Michael Miceli, Esq., attorney for the applicant, gave a brief opening statement explaining how the four applications on tonight's agenda were linked together. Mr. Miceli said that, although linked together, each parcel is separately owned and that is why they had to be filed individually. Mr. Miceli entered his exhibits into evidence and called his first witness.

Witness:

Tiago Duarte, PE, a Civil Engineer, was called and sworn to provide expert testimony in support of the application. Mr. Duarte described the site and property location from an aerial map and illustrated how the property would be subdivided which would create a new street known as Avenue G. Mr. Duarte addressed the comments/recommendations made by our City engineer and consulting planner and agreed that the applicant would comply with same.

Board questions:

Commissioner Nadrowski questioned Mr. Duarte.

Resident questions:

Residents Nick Takas and Peter Franco questioned Mr. Duarte.

Witness:

Craig W. Peregoy, PE, traffic engineer was called and sworn to provide expert testimony in support of the application. Mr. Peregoy testified that he analyzed the subdivision plan related to these properties and described how it would be laid out. He also discussed the benefits of the subdivision

and creation of the new roadway. He testified that in his opinion the subdivision would create twenty-one on street parking spaces and improve the circulation in the area.

Board questions:

There were no questions from the Board

Resident questions:

Residents Nick Takas and Peter Franco questioned Mr. Peregoy.

Witness:

John McDonough, PP was sworn and recognized as an expert witness. Mr. McDonough gave an overview of the properties, discussed the redevelopment plan and talked about the Residential Site Improvement Standards (RSIS). He said that this application fully complies with the redevelopment plan.

Board questions:

Consulting City Planner Apte questioned Mr. McDonough.

Resident questions:

Residents Nick Takas and Peter Franco questioned Mr. McDonough.

Final Comments:

Peter Franco made a comment regarding the City's inability to handle new developments that would benefit from the creation of the new street.

Michael Miceli, Esq. in closing said that the creation of the new roadway is needed and will provide additional on street parking for the residents. He said that the application fully complies with the redevelopment plan and respectfully requested the Board approve the application.

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

Public Hearing:

P-20-001 PARKVIEW REALTY URBAN RENEWAL, LLC – Site: 101 East 23rd Street in City Block 445, Lot 1.01 *[The applicant is seeking to amend a previous approval granted on January 4, 2017 to allow the construction of roadways to be dedicated to the City of Bayonne. (Phase I)]*

Michael Miceli, Esq., attorney for applicant, moved his exhibits into evidence and called his first witness.

Witness:

Tiago Duarte, PE was sworn and recognized as an expert witness. Mr. Duarte described the location of the property and addressed the comments made in the City Engineer and consulting City Planner's reports. Mr. Duarte said that no signage is being proposed. He also commented about how the new road, Avenue G, would function.

Board questions:

Chairperson Fiermonte and Commissioner Nadrowski questioned Mr. Duarte as did consulting City Planner Apte.

Resident questions:

There were no questions from the general public.

Witness:

John McDonough, PP was sworn and recognized as an expert witness. Mr. McDonough gave an overview and summary of the previous approval and how they work together. He testified that this application is fully compliant with the redevelopment plan.

Board questions:

There were no questions from the Board.

Resident questions:

There were no questions from the general public.

Closing remarks:

Michael Miceli, Esq., said he relied on the testimony given by his experts and respectfully requested the Board look favorably upon this application.

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

A short break was taken at 7:45 p.m. The meeting resumed at 7:50 p.m. and the roll was called.

Public Hearing:

P-20-004 RAM DEVELOPOMENT, LLC – Site: 130-134 Avenue F; East 23rd Street; 37, 39 & 41 Mechanic Street in City Block 450, Lots 1, 10.01, 10.02, 22, 23 & 24 *[The applicant is seeking preliminary and final major site plan approval to construct a six-story multifamily residential building containing 197 residential dwelling units with 245 parking spaces.]*

Michael Miceli, Esq., attorney for applicant, offered his exhibits into evidence and called his first witness.

Witness:

Jack Raker, AIA, was sworn in and recognized as an expert witness to testify on behalf of the application. Mr. Raker testified that he was retained by the applicant to prepare the site plan for this application and he described the project location and proposed building in detail, including trash handling, security cameras and onsite amenities and spaces. He talked about how the building was designed to blend in with the City. Mr. Raker testified that the applicant agrees to provide a second

means of access to the parking garage. This will result in the removal of some parking spots, however he said that the project will still be in excess of the redevelopment plan requirements. Mr. Raker agreed to provide material boards and proof of the Leeds design during resolution compliance.

Board questions:

Commissioners Nadrowski, Veloz, Mathews and Valado questioned Mr. Raker. Consulting City Planner Apte and Engineer Russo also questioned Mr. Raker.

Audience questions:

Resident Nick Takas questioned Mr. Raker.

Witness:

Tiago Duarte, PE was sworn and qualified as an expert witness. Mr. Duarte discussed the improvements proposed for the project. He described the operations of the parking area, the layout as revised for the second access point and testified how the parking would work in relation to the redevelopment plan requirements. He noted that the applicant had exceeded requirements even after a reduction in spaces to comply with the City's requested change. Mr. Duarte described the trash removal process, bike storage, the utilities and landscaping. He also responded to the reports submitted by our City Engineer and Planner.

Board questions:

Consulting City Planner Apte and City Engineer Russo questioned Mr. Duarte.

Audience questions:

There were no questions from the general public.

Witness:

Craig W. Peregoy, PE, traffic engineer was sworn as an expert witness to testify on behalf of the application. Mr. Peregoy testified that he prepared the Traffic Impact Study

for the area, including traffic generated and the various access points for this project. He indicated that based on his traffic study, the adjacent street systems would not experience any significant degradation in operating conditions with the construction of this project. He advised that the driveways provide safe and efficient access and the site plan as proposed would provide for good circulation throughout the site and that there should be more than adequate parking.

Board questions:

There were no questions from the Board.

Audience questions:

There were no questions from the general public.

Witness:

John McDonough, PP, project planner was sworn and recognized as an expert witness. Mr. McDonough gave an overview of the existing conditions on the site. He testified that the application is fully compliant with the redevelopment plan that presently exists for the site as well as the Zone Plan. He responded to the City Planner and City Engineer's comments.

Board questions:

There were no questions from the Board

Audience questions:

There were no questions from the general public.

Comments:

There were no comments at closing from the general public.

Closing statement:

Mr. Miceli said that this is a good project that will improve and eyesore in the area. He respectfully requested the Board approve the application.

Motion:

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

Public Hearing:

P-20-003 LEHIGH REALTY CO., INC. – Site: 103-143 East 22nd Street and 43-75 Mechanic Street in City Block 451, Lots 1.01 & 2.05 *[The applicant is seeking preliminary and final major site plan approval to construct a six-story multifamily residential building containing 354 residential dwelling units and 436 parking spaces.]*

Michael Miceli, Esq., attorney for applicant offered his exhibits into evidence and called his first witness.

Witness:

Jack Raker, AIA, was sworn and accepted as an expert witness. Mr. Raker described the project in detail, the purpose of the building, the present site conditions and how this development would be an improvement to this part of the City. He described the parking garage on the first and second floors. Mr. Raker, on behalf of the applicant, agreed to provide a second means of access to the parking garage which would result in the removal of some parking spots. The revised parking would result in a parking garage containing parking spots in excess of the redevelopments plan requirements. He described the proposed security cameras on the building and how the applicant would handle trash removal. Mr. Raker described the onsite amenities and spaces. He reviewed the building elevations and the materials to be used and how the applicant designed the building to be aesthetically pleasing.

On behalf of the applicant he agreed to provide the City's professionals with material boards as well proof of the Leeds design compliance.

Board questions:

Commissioner Valado and Mathews questioned Mr. Raker as did consulting City Planner Apte.

Witness:

Tiago Duarte, PE, was sworn to provide expert testimony. Mr. Duarte described the existing site and the area as a whole. He also described the improvements proposed for the project. He described the operations of the parking area, the layout as revised for the second access point and testified to the adequacy of the parking in relation to the redevelopment plan requirements. He noted that the applicant had an excess of the redevelopment plan requirements even after a reduction in spaces to comply with the City's requested change. He testified that the redesigned parking garage would have 405 spaces. The project complies with the open space component of the plan. He further discussed the bulk and setback requirements and compliance with these dimensional standards. Mr. Duarte described the trash removal process, bike storage, the utilities and landscaping. He reviewed the City Engineer and Planner's reports and indicated that the applicant could comply with the comments contained therein.

Board questions:

There were no questions from the Board.

Audience questions:

There were no questions from the general public.

Witness:

John McDonough, PP was sworn and recognized as an expert witness. Mr. McDonough reiterated that this application is fully compliant with the redevelopment plan that presently exist for

the site. He concluded by noting the Residential Site Improvement Standards (RSIS) on a site such as this application were controlled by local standards and the urban character of the area in conjunction with the mass transit theme of the development made the parking plan appropriate for this proposal.

Board questions:

Commissioner Veloz and City Planner Sue Mack questioned Mr. McDonough.

Audience questions:

There were no questions from the general public.

Michael Miceli, Esq. in closing said that this is a good application that complies with the Redevelopment Plan for this area and he respectfully requested the Board approve the application.

Motion

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

Adoption of Resolutions:

- **P-20-005 TFG 117-121 PROSPECT URBAN RENEWAL, LLC – Site:117-121 Prospect Avenue in City Block 441, Lot 10**
 - Commissioner Valado made a motion to approve the resolution and Commissioner Veloz seconded the motion. A unanimous vote of eligible members followed.
- **P-19-043 HUANG GUANGPING – (Dismissal) Site: 40 West 27th Street in City Block 178, Lots 39.01**
 - Commissioner Valado made a motion to approve the resolution and Commissioner Nadrowski seconded the motion. A unanimous vote of eligible members followed.

A motion was made to close the meeting at 10:30 p.m.

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

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