



**AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, NOVEMBER 21, 2016
6:00 P.M.**



Mark Urban, Chairman , Clifford J. Adams , Vice-Chairman, Jan Patrick Egan II, Secretary
Commissioner s: Edoardo Ferrante, Jr., Vincent J. LeFante, Louis Lombardi, Frank Pellitteri
Matt Dorans Alternate #1, Joseph Pineiro, Alternate #2, James O'Brien, Jr. , Alternate #3, Nicholas DiLullo, Alternate #4
Richard N. Campisano, Esq., Board Counsel
Lillian Glazewski, Land Use Administrator
Suzanne Mack, P.P., City Planner
Anthony Rodriguez, P.P., Consulting City Planner
Robert Russo, P.E., Consulting City Engineer

I.	Meeting Called to order – roll call
II.	Pledge of Allegiance to the Flag
III.	Statement with regard to the Open Public Meetings Act / Sunshine Law
IV.	<u>Adoption of minutes:</u> Regular meetings held on October 17, 2016
V.	<u>Communications:</u>
VI.	<u>Public Hearing:</u> P-16-012 HASAN ELKOMEY – Site: 754 Avenue A in City Block 143, Lot 6 [<i>The applicant is seeking preliminary and final major site plan approval, use and bulk variance relief to allow the construction of a three-family residence.</i>] <i>Paul Weeks, Esq., attorney for applicant</i>
VII.	<u>Public Hearing:</u> Z-16-019 JASON RUBINO – Site: 667 Avenue E in City Block 98, Lot 19 [<i>The applicant is seeking bulk variance relief for the construction of a one-family home on the existing foundation.</i>] <i>Peter Cecinini, Esq., attorney for applicant</i>
VIII.	<u>Public Hearing:</u> BAYONNE EAST 22ND STREET, LLC (Amended Application)– Site: 160 East 22nd Street in City Block 464.01, Lot 2 [<i>The applicant is seeking amended use and bulk variance relief, minor subdivision, and preliminary and final site plan approval.</i>] <i>Patrick McNamara, Esq., attorney for applicant</i>
	<u>Adoption of Resolutions:</u> <ul style="list-style-type: none"> • Z-16-013 - 269 AD, LLC – Site: 269 Avenue C in City Block 276, Lot 24 • Z-16-014 - SANTINA MANGANO – Site: 837-839 Avenue C in City Block 112, Lot 22 • Z-16-015 ELIZABETH O'DONNELL – Site: 85-87 West 30th Street in City Block 157, Lots 5 and 6 • Z-16-017 KHALED ALY – Site: 14 West 34th Street in City Block 139, Lot 27 • Z-16-016 NEW YORK SMSA LIMITED PARTNERSHIP VERIZON WIRELESS – Site: 458-462 Kennedy Boulevard in City Block 237, Lot 49

cc: All members
Suzanne Mack, P.P., City Planner
Robert Russo, P.E., Consulting City Engineer
Susan Bischoff, C.S.R.
Drew Niekrasz, Police Chief
Richard Bielinski, Construction Official
Sharon Nadrowski, Council President
Joseph Coughlin, Fire Sub-Code Official
Anthony Rodriguez, P.P., City Consulting Planner

BMUA
Robert F. Sloan, Clerk
Robert Zawistowski, B.E.C.
Donna Ward, Zoning Officer
Keith Weaver, Fire Chief
Jersey Journal
Star Ledger
BAY-TV