



**AGENDA  
REGULAR MEETING  
CITY OF BAYONNE  
ZONING BOARD OF ADJUSTMENT  
CITY COUNCIL CHAMBERS  
630 AVENUE C  
BAYONNE, NJ 07002  
MONDAY, DECEMBER 19, 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

<b>I.</b>	Meeting Called to order – roll call
<b>II.</b>	Pledge of Allegiance to the Flag
<b>III.</b>	Statement with regard to the Open Public Meetings Act / Sunshine Law
<b>IV.</b>	<b><u>Adoption of minutes:</u></b> Regular meetings held on November 21, 2016
<b>V.</b>	<b><u>Communications:</u></b>
<b>VI.</b>	<b><u>Board Reorganization:</u></b> A. Election of Officers B. Appointment of Board Personnel C. Adoption of 2017 Calendar
<b>VII.</b>	<b><u>Public Hearing:</u></b> <b>Z-16-012 HASAN ELKOMEY – Site: 754 Avenue A in City Block 143, Lot 6</b> [ <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>
<b>VIII.</b>	<b><u>Public Hearing:</u></b> <b>Z-16-020 BAYONNE EAST 22<sup>ND</sup> STREET, LLC (Amended Application)– Site: 160 East 22<sup>nd</sup> Street in City Block 464.01, Lot 2</b> [ <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>
<b>IX.</b>	<b><u>Public Hearing:</u></b> <b>Z-16-021 MONICA &amp; DENNIS BURNETT – Site: 86 West 27<sup>th</sup> Street in City Block 177, Lot 39</b> [ <i>The applicants are seeking preliminary and final major site plan approval, use and bulk variance relief to convert the existing three-family home to a four-family home.</i> ]  <i>Paul Weeks, Esq., attorney for applicant</i>
	<b><u>Adoption of Resolutions:</u></b> • <b>Z-16-019 JASON RUBINO – Site: 667 Avenue E in City Block 98, Lot 19</b>

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