



AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, JULY 20, 2015
6:00 P.M.



Mark Urban, Chairman , Clifford J. Adams , Vice-Chairman, Jan Patrick Egan II, Secretary
Commissioner s: Edoardo Ferrante, Jr., John Calcaterra, Vincent J. LeFante, Keith Weicker
Louis Lombari, Alternate #1; Thomas P. Coletta, Alternate #2;; Frank Pellitteri, Alternate #3; David Rivera, 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 May 18, 2015 and June 15, 2015
V.	<u>Communications:</u>
VI.	<u>Public Hearing:</u> Z-15-004 NJD DEVELOPMENT, LLC/Raceway Petroleum, Inc. Site: 753-764 Avenue E in City Block 393, Lot 16 <i>[The applicant is appealing the Zoning Officer's decision requiring the applicant to file for major site plan review with the Zoning Board of Adjustment for certain proposed improvements to the site.]</i> <i>Marc D. Policastro, Esq., Attorney for Applicant</i>
VII.	<u>Public Hearing:</u> Z-15-009 GRACELAND FLATS, LLC – Site: 197-199 Broadway in City Block 318, Lot 23 <i>[The applicant is seeking preliminary and final major site plan approval, use and bulk variance relief to convert the existing building into commercial with four residential apartments.]</i> <i>William J. Finnerty, Esq., Attorney for Applicant</i>
VIII.	<u>Public Hearing:</u> Z-15-010 NAGI and MAGDA BOUTROS – Site: 273 Avenue C in City Block 271, Lot 7 <i>[The applicants are seeking preliminary and final major site plan approval along with use and bulk variance relief to add a third dwelling unit at the rear of the first floor behind the existing commercial unit.]</i> <i>Stephen S. Rose, Esq., Attorney for Applicant</i>
	<u>Adoption of Resolution:</u> Z-15-011 KNA ENTERPRISES, LLC – Site: 340 Broadway in City Block <i>[The applicant is seeking a Certificate of Nonconformity for a designation of an eight (8) unit mixed use dwelling.]</i>

cc: All members
Robert Wondolowski, Dir. Dept of Municipal Services
Suzanne Mack, P.P., City Planner
Robert Russo, P.E., Consulting City Engineer
Susan Bischoff, C.S.R.
Drew Niekrasz, Police Chief
Richard Bielinski, Acting Construction Official
Sharon Nadrowski, Council President
Joseph Coughlin, Fire Sub-Code Official
Jennifer Beahm, P.P., City Consulting Planner

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