



AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, AUGUST 17, 2015
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, Keith Weicker, Louis Lombari
Frank Pellitteri,, Alternate #1; David Rivera,Alternate #2
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 meeting held on July 20, 2015
V.	<u>Communications:</u>
VI.	<u>Public Hearing:</u> Z-15-016 ESTATE OF PASQUALE DeSIMONE – Site: 21 East 51st Street in City Block 46, Lot 8 <i>[The applicant is seeking a Certificate of Nonconformity for the continuation of a three-family dwelling.]</i> <i>Paul Weeks, Esq., Attorney for the Applicant</i>
VII.	<u>Public Hearing:</u> Z-15-012 – 10 MECHANIC STREET, LLC – Site: 10 Mechanic Street in City Block 449, Lot 20 <i>[The applicant is seeking a bulk variance for parking stall size.]</i> <i>Paul Weeks, Esq., Attorney for Applicant</i>
VIII.	<u>Public Hearing:</u> Z-15-013 – 22 EAST 33RD STREET, LLC – Site: 22 East 33rd Street in City Block 146, Lot 36 <i>[The applicant is seeking a bulk variance for lack of off-street parking spaces.]</i> <i>Paul Weeks, Esq., Attorney for Applicant</i>
IX.	<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-15-009 GRACELAND FLATS, LLC – Site: 197-199 Broadway in City Block 318, Lot 23

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