



AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, SEPTEMBER 21, 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 Lombardi
David Rivera, Alternate #1; Frank Pellitteri, 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.	Adoption of minutes: Regular meetings held on July 20, 2015 and August 17, 2015
V.	Communications:
VI.	Public Hearing: 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.	Public Hearing: Z-15-015 – 998-1000 BROADWAY BAYONNE, LLC – Site: 998-1000 Broadway in City Block 66, Lot 50 – <i>[The applicant is seeking preliminary and final major site plan approval, use and bulk variance relief to allow the third floor apartment to be divided into two apartments.]</i> <i>William M. Feinberg, Esq., Attorney for Applicant</i>
VIII.	Public Hearing: Z-15-008 KARIM SAWERIS – Site: 30 East 37th Street in City Block 121, Lot 35 <i>[The applicant is seeking preliminary and final major site plan approval, use and bulk variances, to convert his two-family residence into a three family residence.]</i> <i>William J. Finnerty, Esq., Attorney for Applicant</i>
IX.	Public Hearing: Z-15-014 DELTA SELF-STORAGE, LLC – Site: 69-71 New Hook Road in City Block 416, Lot 1 <i>[The applicant is seeking preliminary and final major site plan approval, use and bulk variance relief to convert 13,399 square feet of existing office space to self-storage units.]</i> <i>Charles J. Harrington, Esq., Attorney for Applicant</i>
	Adoption of Resolutions: • Z-15-010 NAGI and MAGDA BOUTROS – Site: 273 Avenue C in City Block 271, Lot 7 • Z-15-016 ESTATE OF PASQUALE DeSIMONE – Site: 21 East 51st Street in City Block 46, Lot 8 • Z-15-012 – 10 MECHANIC STREET, LLC – Site: 10 Mechanic Street in City Block 449, Lot 20 • Z-15-013 – 22 EAST 33RD STREET, LLC – Site: 22 East 33rd Street in City Block 146, Lot 20

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