



AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, OCTOBER 19, 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 September 21, 2015
V.	Communications:
VI.	Request for Interpretation: Z-15-020 ALEXANDER PASIECHNIK – 107-109 Hobart Avenue in City Block 344, Lot 9.01 [The applicant is seeking an interpretation as to an existing kitchen use related to the existing Tavern]. <i>William J. Finnerty, Esq., Attorney for Applicant</i>
VII.	Request for Interpretation: Z-15-023 ROBERT STEPHEN QUEENAN – Site 23 West 48th Street in City Block 64, Lot 13 [The applicant is seeking an interpretation as to the designation of this house as a two-family residence.] <i>William J. Finnerty, Esq., Attorney for Applicant</i>
VIII.	Public Hearing: Z-15-004 NJD DEVELOPMENT, LLC/Raceway Petroleum, Inc. Site: 753-764 Avenue E in City Block 393, Lot 16 [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>Marc D. Policastro, Esq., Attorney for Applicant</i>
IX.	Public Hearing: Z-15-019 DOROTHY GLOMB – Site: 40 East 15th Street in City Block 253, Lot 31 [The applicant is seeking a Certificate of Nonconformity to continue the use of the residence as a five-family dwelling.] <i>Paul Weeks, Esq., Attorney for Applicant</i>
X.	Public Hearing: Z-15-008 KARIM SAWERIS – Site: 30 East 37th Street in City Block 121, Lot 35 [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>William J. Finnerty, Esq., Attorney for Applicant</i>
XI.	Public Hearing: Z-15-010 NAGI and MAGDA BOUTROS – Site: 273 Avenue C in City Block 271, Lot 7 [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>Stephen S. Rose, Esq., Attorney for the Applicant</i>
XII.	Adoption of Resolutions: Z-15-015 – 998-1000 BROADWAY BAYONNE, LLC – Site: 998-1000 Broadway in City Block 66, Lot 50 Z-15-014 DELTA SELF-STORAGE, LLC – Site: 69-71 New Hook Road in City Block 416, Lot 1

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