



AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, DECEMBER 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 Lombari
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.	<u>Adoption of minutes:</u> Regular meetings held on October 19, 2015
V.	<u>Communications:</u> • Z-10-005 Day by Day Ministries – Request for a one-year extension to begin construction – Christopher D. Vitale, Esq., Attorney for Applicant
VI.	<u>BOARD REORGANIZATION:</u> A. Election of Officers B. Appointment of Board Personnel C. Adoption of 2016 Calendar
VII.	<u>Public Hearing:</u> Z-15-030 MICHAEL MALADY – Site: 164 Prospect Avenue in City Block 432, Lot 19 <i>[The applicant is seeking a Certificate of Nonconformity for the continuation of a six-family dwelling.]</i> <i>Paul Weeks, Esq., Attorney for Applicant</i>
VIII.	<u>Public Hearing:</u> P-15-021 EXCEL AP, LLC, Site: 36-38 East 22nd Street in City Block 212, Lot 29 <i>[The applicant is seeking preliminary and final major site plan approval and “D” variance relief for floor area ratio and bulk variance relief to construct a multi-family apartment building consisting of twenty-four one-bedroom units.]</i> <i>Christopher D. Vitale, Esq., Attorney for Applicant</i>
IX.	<u>Public Hearing:</u> Z-15-024 J C REHAB, LLC, Site: 78 East 29th Street in City Block 423, Lot 16 <i>[The applicant is seeking a bulk variance in accordance with §35-17.5 of the City of Bayonne Zoning Ordinance for minimum parking stall size for a two-family home.]</i> <i>Richard Meola, Esq., Attorney for Applicant</i>
X.	<u>Adoption of Resolutions:</u> • Z-15-020 ALEXANDER PASIECHNIK – 107-109 Hobart Avenue in City Block 344, Lot 9.01 • Z-15-023 ROBERT STEPHEN QUEENAN – Site 23 West 48th Street in City Block 64, Lot 13 • Z-15-019 DOROTHY GLOMB – Site: 40 East 15th Street in City Block 253, Lot 31 • Z-15-008 KARIM SAWERIS – Site: 30 East 37th Street in City Block 121, Lot 35 • Z-15-010 NAGI and MAGDA BOUTROS – Site: 273 Avenue C in City Block 271, Lot 7

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