



AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, JANUARY 25, 2016
6:00 P.M.



Mark Urban, Chairman , Clifford J. Adams , Vice-Chairman, Jan Patrick Egan II, Secretary
Commissioners: Edoardo Ferrante, Jr., Vincent J. LeFante, Keith Weicker, Louis Lombardi
David Rivera, Alternate #1; Frank Pellitteri, Alternate #2 , Matt Dorans, Alternate #3, Barry C, Kushnir, 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.	Adoption of minutes: Regular meetings held on December 21, 2015
V.	Communications:
VI.	Public Hearing: Z-16-001 GABRIEL MEGALE – Site 376 Avenue C in City Block 246, Lot 50 <i>[The applicant is seeking a Certificate of Nonconformity to allow the continued use of a deli on the ground floor and residences on the second floor of the existing building.]</i> <i>William J. Finnerty, Esq., Attorney for Applicant</i>
VII.	Public Hearing: Z-15-025 PR BUILDERS, LLC – Site: 82-84 East 31st Street in City Block 413, Lot 8 <i>[The applicant is seeking use and bulk variance relief along with preliminary and final major site plan approval to construct a luxury three-story apartment house with a total of seven dwelling units and one penthouse unit.]</i> <i>William J. Finnerty, Esq., Attorney for Applicant</i>
VIII.	Public Hearing: Z-15-029 PUBLIC SERVICE ELECTRIC & GAS CO. – Site: 159-163 West 63rd Street in City Block 3, Lot 3 <i>[The applicant is seeking preliminary and final major site plan approval as well us use and bulk variances to allow the upgrade and expansion of the Bayonne Switching Station.]</i> <i>Glen C. Kienz, Esq., Attorney for Applicant</i>
IX.	Public Hearing: Z-15-027 HARRY VASWANI – Site: 29 West 33rd Street in City Block 139, Lot 7 <i>[The applicant is seeking use and bulk variance relief as well as preliminary and final major site plan approval to allow the conversion of the building from two to three dwelling units]</i> <i>Paul Weeks, Esq. Attorney for Applicant</i>
X.	Public Hearing: Z-15-028 PAULETTE PROPERTIES, LLC – Site: 585 Kennedy Boulevard in City Block 201, Lot 33 <i>[The applicant is seeking preliminary and final major site plan approval along with bulk and F.A.R. variances to allow the conversion of a commercial space into a two-bedroom apartment.]</i> <i>Paul Weeks, Esq., Attorney for Applicant</i>
XI.	Adoption of Resolutions:

cc: All members
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
Anthony Rodriguez, 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