



AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
TUESDAY, FEBRUARY 22, 2016
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 , Matt Dorans, Alternate #3, Barry C, Kushnir, Alternate #4
Richard N. Campisano, Esq., Board Counsel
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> Special meetings held on January 19, 2016 and regular meeting held on January 25, 2016
V.	<u>Communications:</u>
VI.	<u>Public Hearing (continuation):</u> Z-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>
VII.	<u>Public Hearing:</u> Z-16-002 GUISEPPE and ASSUNTINA ALI – Site: 15 East 3rd Street in City Block 356, Lot 1 <i>[The applicant is seeking a bulk variance for parking].</i> <i>Paul Weeks, Esq., attorney for the applicant</i>
	<u>Adoption of Resolutions:</u> • Z-16-001 GABRIEL MEGALE – Site 376 Avenue C in City Block 246, Lot 50 • Z-15-027 HARRY VASWANI – Site: 29 West 33rd Street in City Block 139, Lot 7 • Z-15-028 PAULETTE PROPERTIES, LLC – Site: 585 Kennedy Boulevard in City Block 201, Lot 33 • Z-15-025 PR BUILDERS, LLC – Site: 82-84 East 31st Street in City Block 413, Lot 8 • Z-15-029 PUBLIC SERVICE ELECTRIC & GAS CO. – Site: 159-163 West 63rd Street in City Block 3, Lot 3

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