



AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, MARCH 21, 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
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 meeting held on February 22, 2016
V.	<u>Communications:</u> Letter from Christopher D. Vitale, Esq., attorney for application Z-15-021 Excel AP, LLC requesting the Board to grant an adjournment of this matter to allow the applicant’s architect time to make additional revisions to the site plan.
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-16-003 QUICK CHEK CORPORATION, Site: 21-23 East 52nd Street in City Block 41, Lots 7 and 13.01 <i>[The applicant is seeking preliminary and final major site plan approval as well as use and bulk variance relief to allow the construction of two additional driveways, parking and landscaping.]</i> <i>Nicole M. Magdziak, Esq., Attorney for Applicant</i>
	<u>Adoption of Resolutions:</u> Z-16-002 GUISEPPE and ASSUNTINA ALI – Site: 15 East 3rd Street in City Block 356, Lot 1

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, 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