



AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, JULY 18, 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, Louis Lombari, Frank Pellitteri
Matt Dorans Alternate #1, Joseph Pineiro, Alternate #2, James O’Brien, Jr. , Alternate #3, Nicholas DiLullo, 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 June 20, 2016
V.	<u>Communications:</u>
VI.	<u>Public Hearing:</u> Z-16-009 ALENA HILDEDBRANDT, EXECUTRIX OF THE ESTATE OF HELEN HILDEBRANT – Site: 17 Court Place in City Block 241, Lot 7 <i>[The applicant is seeking a Certificate of Nonconformity to continue the use of the home as a three-family residence.]</i> <i>Paul Weeks, Esq., attorney for applicant</i>
VII.	<u>Public Hearing:</u> Z-16-010 BERNICE & GABRIEL POALUCCI – Site: 98 West 36th Street in City Block 125, Lot 37 <i>[The applicant is seeking bulk variances for rear and side yard setbacks.]</i> <i>Paul Weeks, Esq., attorney for applicant</i>
VIII.	<u>Public Hearing (continuation):</u> Z-15-022 BAYONNE BLANKET 444 AVENUE C, LLC, Site: 444-446 Avenue C in City Block 225, Lots 43 and 44 <i>[The applicant is seeking preliminary and final major site plan approval, use and bulk variance relief to allow the conversion of two ground floor commercial units into four residential dwelling units and one additional residential dwelling unit on the second floor.]</i> <i>Charles J. Harrington, III, Esq., Attorney for Applicant</i>
IX.	<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>
X.	<u>Adoption of Resolutions:</u> Z-16-006 VERIZON WIRELESS – Site 345-356 Avenue C in City Block 246, Lot 59

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
Keith Weaver, Fire Chief
Jersey Journal
Star Ledger
BAY-TV