



AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, SEPTEMBER 19, 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 August 15, 2016
V.	<u>Communications:</u>
VI.	<u>Public Hearing:</u> Z-16-008 KRZYSZTOF CZEKAJ – Site: 3 Elm Court in City Block 473.02, Lot 2 <i>[The applicant is seeking a bulk variance from Section 35-4.13.a.3 of the City of Bayonne Zoning Ordinance to replace a six-foot high fence at or behind the front façade of the house.]</i> <i>Applicant pro se</i>
VII.	<u>Public Hearing:</u> Z-16-011 ANN and CHRISTOPHER ROACH – Site: 314 Avenue B in City Block 26, Lot 8 <i>[The applicants are seeking a bulk variance to increase the width of the existing ten-foot curb cut.]</i> <i>Applicants pro se</i>
VIII.	<u>Public Hearing:</u> Z-16-007 OUTFRONT MEDIA, LLC, Site: NJ Highway Route 440N in City Block 506, Lot 2 and Block 468, Lot 2 <i>[The applicant is seeking preliminary and final major site plan approval as well as use and bulk variance relief to modernize an existing double-faced static sign with one that changes messages electronically.]</i> <i>Louis Arminio, Esq., attorney for applicant</i>
IX.	<u>Public Hearing:</u> Z-16-013 - 269 AD, LLC – Site: 269 Avenue C in City Block 276, Lot 24 <i>[The applicant is seeking preliminary and final major site plan approval as well as F.A.R. and bulk variance relief to convert the first floor of the existing building from commercial to two-residential apartments.)</i> <i>Robert Arminonte, Esq., attorney for the applicant</i>
	<u>Adoption of Resolutions:</u>

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