



AMENDED AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, OCTOBER 17, 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 meetings held on August 15, 2016 and September 19, 2016
V.	<u>Communications:</u>
VI.	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>
VII.	<u>Public Hearing:</u> Z-16-014 - SANTINA MANGANO – Site: 837-839 Avenue C in City Block 112, Lot 22 <i>[The applicant is seeking a Certificate of Nonconformity to continue the use of the house as a three-family residence.]</i> <i>Donald J. Meliado, Jr., Esq., attorney for applicant</i>
VIII.	<u>Public Hearing:</u> Z-16-015 ELIZABETH O'DONNELL – Site: 85-87 West 30th Street in City Block 157, Lots 5 and 6 <i>[The applicant is seeking a Certificate of Nonconformity to continue the use of the house as a three-family residence.]</i> <i>Paul Weeks, Esq., attorney for applicant</i>
IX.	<u>Public Hearing:</u> P-16-012 HASAN ELKOMEY – Site: 754 Avenue A in City Block 143, Lot 6 <i>[The applicant is seeking preliminary and final major site plan approval, use and bulk variance relief to allow the construction of a three-family residence.]</i> <i>Paul Weeks, Esq., attorney for applicant</i>
X.	<u>Public Hearing:</u> Z-16-017 KHALED ALY – Site: 14 West 34th Street in City Block 139, Lot 27 <i>[The applicant is seeking preliminary and final major site plan approval, height and bulk variance relief to allow the reconstruction of a fire-damaged two-family house.]</i> <i>Paul Weeks, Esq., attorney for applicant</i>
XI.	<u>Public Hearing:</u> Z-16-016 NEW YORK SMSA LIMITED PARTNERSHIP VERIZON WIRELESS – Site: 458-462 Kennedy Boulevard in City Block 237, Lot 49 <i>[The applicant is seeking preliminary and final major site plan approval as well as use and bulk variance relief to allow the installation of a small network mode facility at the existing site.]</i> <i>Kevin R. Jones, Esq., attorney for the applicant</i>
	<u>Adoption of Resolutions:</u> Z-16-011 ANN and CHRISTOPHER ROACH – Site: 314 Avenue B in City Block 26, Lot 8 Z-16-008 KRZYSZTOF CZEKAJ – Site: 3 Elm Court in City Block 473.02, Lot 2 Z-16-007 OUTFRONT MEDIA, LLC, Site: NJ Highway Route 440N in City Block 506, Lot 2 and Block 468, Lot 2

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