



AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, MARCH 20, 2017
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 February 27, 2017
V.	<u>Communications:</u>
VI.	<u>Public Hearing:</u> Z-16-024 NICHOLAS and TARA DiLULLO – Site: 337 Kennedy Boulevard in City Block 270, Lot 14 <i>[The applicants are seeking bulk variance relief to all the construction of a carport in front of the dwelling.]</i> <i>Paul Weeks, Esq., Attorney for the Applicant</i>
VII.	<u>Public Hearing:</u> Z-17-004 DIANA SOBERAL – Site: 137 West 15th Street in City Block 244, Lot 1 <i>[The applicant is seeking preliminary and final major site plan approval as well as use and bulk variance relief to convert the home into a three-family residential dwelling.</i> <i>Paul Weeks, Esq., Attorney for the Applicant</i>
VIII.	<u>Public Hearing:</u> Z-17-003 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, F.A.R. and bulk variance relief to allow the construction of a five-story 20-unit apartment building.]</i> <i>Christopher Vitale, Esq., Attorney for Applicant</i>
	<u>Adoption of Resolutions:</u> • Z-17-001 ELZBIETA JEDRZEJCZYK – Site: 447 Avenue E in City Block 159, Lot 22 • Z-16-023 GERARD RIZZO – Site: 1029 Avenue C in City Block 56, Lot 28

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