



AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, APRIL 17, 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> Special meeting held on March 6, 2017 and regular meeting held on March 20, 2017
V.	<u>Communications:</u>
VI.	<u>Public Hearing:</u> Z-15-026 DONNA RUSSO – Site: 329 Avenue A in City Block 261, Lot 30 <i>[The applicant is seeking use and bulk variance relief as well as preliminary and final major site plan approval to allow the conversion of the ground floor commercial space to a two-bedroom dwelling unit.]</i> <i>Paul Weeks, Esq., attorney for the applicant</i>
VII.	<u>Public Hearing:</u> Z-17-007 GRACE WAREHOUSE, LLC – Site 13 West 41st Street in City Block 97, Lot 16 <i>[The applicant is seeking preliminary and final major site plan approval, use and bulk variance relief to utilize the site as a garage/off-site storage facility.]</i> <i>Michael Miceli, Esq., attorney for applicant</i>
VIII.	<u>Public Hearing:</u> Z-17-006 QT REALTY, LLC – Site: 779 Broadway in City Block 131, Lot 19 <i>[The applicant is seeking preliminary and final major site plan approval along with use and bulk variance relief to allow the conversion of the commercial unit located on the ground floor rear of the building into a one-bedroom residential unit.</i> <i>Peter Cecinini, Esq., attorney for applicant</i>
IX.	<u>Public Hearing:</u> Z-17-008 MICHAEL BIXENSPANNER – Site: 15 Cottage Street in City Block 319, Lot 4 <i>[The applicant is seeking preliminary and final major site plan approval, use and bulk variance relief to allow the conversion of the first floor commercial space into a third dwelling unit in the existing building.</i> <i>Peter Cecinini, Esq., attorney for applicant</i>
X.	<u>Adoption of Resolutions:</u> Z-16-024 NICHOLAS and TARA DiLULLO – Site: 337 Kennedy Boulevard in City Block 270, Lot 14 Z-17-004 DIANA SOBERAL – Site: 137 West 15th Street in City Block 244, Lot 1 Z-17-003 EXCEL AP, LLC – Site: 36-38 East 22nd Street in City Block 212, Lot 29 Z-15-018 BAYONNE MUSLIMS A NJ NONPROFIT CORP., Site: 109 East 24th Street in City Block 443, Lot 5.01

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