



AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, MAY 15, 2017
6:00 P.M.



Mark Urban, Chairman, Clifford J. Adams , Vice-Chairman, Jan Patrick Egan II, Secretary
Commissioner s: 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 April 17, 2017
V.	<u>Communications:</u>
VI.	<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>
VII.	<u>Public Hearing:</u> Z-17-005 – 150-152 PROSPECT PARTNERS, LLC – Site: 150-152 Prospect Avenue in City Block 434, Lots 21 & 22 <i>[The applicant is seeking preliminary and final major site plan approval, use and bulk variance relief to convert the vacant commercial spaces into two studio apartments.]</i> <i>John Zucker, Esq., attorney for applicant</i>
VIII.	<u>Public Hearing:</u> Z-17-010 GARY La PELUSA LANDSCAPING, LLC – Site: 41-43 West 19th Street in City Block 220, Lot 5 <i>[The applicant is seeking preliminary and final major site plan approval along with use and bulk variance relief to allow the conversion of an existing building into three small commercial offices.]</i> <i>Leonard P. Kiczek, Esq., attorney for applicant</i>
	<u>Adoption of Resolutions:</u> • Z-15-026 DONNA RUSSO – Site: 329 Avenue A in City Block 261, Lot 30 • Z-17-007 GRACE WAREHOUSE, LLC – Site 13 West 41st Street in City Block 97, Lot 16 • Z-17-006 QT REALTY, LLC – Site: 779 Broadway in City Block 131, Lot 19

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