



AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, JUNE 19, 2017
6:00 P.M.



Mark Urban, Chairman, Clifford J. Adams , Vice-Chairman, Jan Patrick Egan II, Secretary
Commissioner s: Vincent J. Le Fante, Louis Lombari, Frank Pellitteri, Matt Dorans
Joseph Pineiro, Alternate #1, James O’Brien, Jr., Alternate #2, Nicholas DiLullo, Alternate #3
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 May 15, 2017
V.	<u>Communications:</u>
VI.	<u>Public Hearing:</u> Z-17-011 CYNTHIA BERRIGAN – Site: 20 Evergreen Street in City Block 319, Lot 23 <i>[The applicant is seeking bulk variance relief for minimum parking stall size according to Section 35-17a of the City Zoning Ordinance.</i> <i>Stephen S. Rose, Esq., attorney for applicant</i>
VII.	<u>Public Hearing:</u> Z-17-012 LEADERS WITHOUT LIMITS A NJ NONPROFIT CORP. – Site: 215 Prospect Avenue in City Block 421, Lot 18.11 <i>[The applicant is seeking preliminary and final major site plan approval, use and bulk variance relief to allow a child development center at the site.]</i> <i>Stephen S. Rose, Esq., attorney for applicant</i>
VIII.	<u>Public Hearing:</u> Z-17-009 – 258 BROADWAY, LLC – Site: 258 Broadway in City Block 273, Lot 32.01 <i>[The applicant is seeking preliminary and final major site plan approval to construct a three-story mixed-use building containing a commercial space and five residential units.]</i> <i>Christopher Vitale, Esq., attorney for applicant</i>
	<u>Adoption of Resolutions:</u> • Z-17-008 MICHAEL BIXENSPANNER – Site: 15 Cottage Street in City Block 319, Lot 4 • Z-17-005 – 150-152 PROSPECT PARTNERS, LLC – Site: 150-152 Prospect Avenue in City Block 434, Lots 21 & 22 • Z-17-010 GARY La PELUSA LANDSCAPING, LLC – Site: 41-43 West 19th Street in City Block 220, Lot 5

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
Peter Van Den Kooy, 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