



AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, AUGUST 21, 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 Lombardi, Frank Pellitteri, Matt Dorans
Joseph Pineiro, Alt. #1, Nicholas DiLullo , Alt. #2 and Arrigo De Ros, Jr., Alt. #3
Richard N. Campisano, Esq., Board Counsel
Lillian Glazewski, Land Use Administrator
Suzanne Mack, P.P., City Planner
Donald M. Meisel, 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 meeting held on July 17, 2017
V.	<u>Communications:</u>
VI.	<u>Public Hearing (continuation):</u> Z-17-013 - 81 WEST 20TH STREET, LLC – Site: 81 West 20th Street in City Block 215, Lot 8 <i>[The applicant is seeking bulk variance relief for parking stall size and curb cut width]</i> <i>Peter Cecinini, Esq., attorney for applicant</i>
VII.	<u>Public Hearing:</u> Z-17-015 EOM 516 BROADWAY, LLC – Site 516 Broadway in City Block 197, Lot 2 <i>[The applicant is seeking preliminary and final major site plan approval, use and bulk variance relief to allow the construction of a third floor to the existing building.]</i> <i>John Zucker, Esq., attorney for applicant</i>
VIII.	<u>Public Hearing:</u> Z-17-016 EOM 813 BROADWAY, LLC – Site 813 Broadway in City Block 113, Lot 16 <i>[The applicant is seeking preliminary and final major site plan approval, use and bulk variance relief to covert a ground floor commercial space into two residential units and create six residential units on the second floor of the existing building.]</i> <i>John Zucker, Esq., attorney for applicant</i>
IX.	<u>Public Hearing:</u> Z-17-017 EOM 462 BROADWAY, LLC – Site 462 Broadway in City Block 211, Lots 6, 14 & 15 <i>[The applicant is seeking preliminary and final major site plan approval, use and bulk variance relief to convert an existing warehouse into residential units and to construct a two-story addition.]</i> <i>John Zucker, Esq., attorney for applicant</i>
	<u>Adoption of Resolutions:</u> Z-17-018 – MARIA CUATLAYOL – Site: 88-90 West 34th Street in City Block 138, Lot 53

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
Donald M. Meisel, P.P., City Consulting Planner

Tim Boyle, Superintendent DPW
Robert F. Sloan, Clerk
Robert Zawistowski, B.E.C.
Donna Ward, Zoning Officer
Keith Weaver, Fire Chief
Jersey Journal
Star Ledger
BAY-TV