



**AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002**



MONDAY, SEPTEMBER 18, 2017 6:00 P.M.

Mark Urban, Chairman, Clifford J. Adams, Vice-Chairman, Jan Patrick Egan II, Secretary
Commissioners: 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
Alicia Losonczy, Clerk
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 August 21, 2017
V.	<u>Communications:</u>
VI.	<u>Public Hearing:</u> Z-17-002 ALENA HILDEBRANDT – 17 Court Place in City Block 241, Lot 7 <i>[The applicant is seeking preliminary and final major site plan approval along with use and bulk variances to convert the home to a three-family residence.]</i> <i>Paul Weeks, Esq., attorney for applicant</i>
VII.	<u>Public Hearing:</u> Z-17-019 29 8TH STREET BAYONNE, LLC – 29 West 8th Street in City Block 283, Lots 14, 15, 16, 17, 18 & 29 <i>[The applicant is seeking preliminary and final major site plan approval along with use and bulk variance relief to rehabilitate the existing mixed use structure with commercial on the first floor and add 9 residential units.]</i> <i>Michael Miceli, Esq. attorney for applicant</i>
VIII.	<u>Public Hearing:</u> Z-17-020 ALEKSANDER LYP – 676 Avenue A in City Block 161, Lot 45 <i>[The applicant is seeking a bulk variance for a roof overhang constructed on the existing detached garage in the rear yard of the property.]</i> <i>Applicant pro se</i>
IX.	<u>Adoption of Resolutions:</u> Z-17-013 - 81 WEST 20TH STREET, LLC – Site: 81 West 20th Street in City Block 215, Lot 8 Z-17-015 EOM 516 BROADWAY, LLC – Site 516 Broadway in City Block 197, Lot 2 Z-17-017 EOM 462 BROADWAY, LLC – Site 462 Broadway in City Block 211, Lots 6, 14 & 15

cc: All members
Suzanne Mack, P.P., City Planner
Robert Russo, P.E., Consulting City Engineer
Donald Meisel, P.P., Consulting City Planner
Drew Sisk, Police Chief
Richard Bielinski, Construction Official
Sharon Nadrowski, Council President
Joseph Coughlin, Fire Sub-Code Official
Susan Bischoff, C.S.R.

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