



AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, OCTOBER 16, 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, Tiffany Simmons, Alt #4
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 September 18, 2017
V.	<u>Communications:</u> Letter dated September 28, 2017 from John Zucker, Esq. for EOM 813 BROADWAY, LLC requesting the application be withdrawn for project Z-17-016 – 813 Broadway in City Block 113, Lot 16
VI.	<u>Public Hearing:</u> Z-17-022 JOEL THERVIL – Site: 67 Evergreen Street in City Block 320, Lot 15 <i>[The applicant is seeking a d(1) use variance to allow the construction of an addition to the existing home.]</i> <i>Applicant pro se</i>
VII.	<u>Public Hearing:</u> Z-17-021 GEORGE BRATTOLE – Site: 538-544 Kennedy Boulevard in City Block 215, Lot 44 <i>[The applicant is seeking preliminary and final major site plan approval, use and bulk variance relief to allow the conversion of a ground floor commercial space to a residential unit in the existing building.]</i> <i>Stephen S. Rose, Esq., attorney for applicant</i>
VIII.	<u>Public Hearing:</u> Z-17-024 JOHN and LINDA ESPOSITO – Site: 546-548 Kennedy Boulevard in City Block 209, Lots 51 & 52 <i>[The applicant is seeking preliminary and final major site plan approval as well as use and bulk variance relief to convert the ground floor commercial space to a dwelling unit.]</i> <i>Stephen S. Rose, Esq., attorney for applicant</i>
IX.	<u>Adoption of Resolutions:</u> Z-17-002 – ALENA HILDEBRANDT – Site: 17 Court Place in City Block 241, Lot 7 Z-17-019 – 29 8th STREET, LLC – Site: 29 West 8th Street in City Block 283, Lots 14, 15, 16, 17, 18 and 29 Z-17-020 - ALEKSANDER LYP – Site: 676 Avenue A in City Block 161, Lot 45

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