



AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, NOVEMBER 20, 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 October 16, 2017
V.	<u>Communications:</u>
VI.	<u>Public Hearing:</u> Z-16-022 - 409 KENNEDY BOULEVARD, LLC – Site: 409 Kennedy Boulevard in City Block 250, Lot 14 <i>[The applicant is seeking preliminary and final major site plan approval along with use and bulk variance relief to allow the conversion of a commercial space into one residential apartment in an existing non-conforming building.]</i> <i>Anthony Arturi, Esq., attorney for applicant</i>
VII.	<u>Public Hearing:</u> Z-17-023 HUDSON PROPERTY HOLDINGS, LLP – Site: 87 West 43rd Street in City Block 88, Lot 15 <i>[The applicant is seeking a bulk variance for parking stall size pursuant to Section 35-17.5 of the City of Bayonne Zoning Ordinance.]</i> <i>Peter Cecinini, Esq., attorney for applicant</i>
VIII.	<u>Public Hearing:</u> Z-17-014 BRIDGES GYMNAS TIC CENTER, INC. – Site: 56 New Hook Road in City Block 426, Lot 2 <i>[The applicant is seeking preliminary and final major site plan approval and use variance relief to allow the use of a gymnastic center on the second floor of the existing building.]</i> <i>William J. Finnerty, Esq., attorney for applicant</i>
IX.	<u>Public Hearing:</u> Z-17-026 LEVIN PROPERTIES, LP – Site: 21-33 East 53rd Street in City Block 36, Lots 4 & 5 <i>[The applicant is seeking preliminary and final major site plan approval, use and bulk variance relief to allow the construction of a 2,103 square foot fast food restaurant with drive-through services and 33 onsite parking and outdoor seating area.]</i> <i>Michael Miceli, Esq., attorney for applicant</i>
	<u>Adoption of Resolutions:</u> • Z-17-021 – GEORGE BRATTOLE – Site 538 – 544 Kennedy Boulevard in City Block 215, Lot 44 • Z-17-022 – JOEL THERVIL - Site: 67 Evergreen Street in City Block 320, Lot 15 • Z-17-024 – JOHN AND LINDA ESPOSITO – Site: 546 – 548 Kennedy Boulevard in City Block 209. Lots 51 & 52

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