



AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, DECEMBER 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, Tiffany Simmons, Alt #4
Richard N. Campisano, Esq., Board Counsel
Lillian Glazewski, Land Use Administrator
Alicia Losonczy, Zoning Board Secretary
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 November 20, 2017
V.	<u>Communications:</u>
VI.	<u>Board Reorganization:</u> A. Election of Officers B. Appointment of Board Personnel C. Adoption of 2018 Calendar
VII.	<u>Public Hearing:</u> Z-17-032 JOSEPH BILOTTA – Site: 378 Kennedy Boulevard in City Block 256, Lot 47 <i>[The applicant is seeking a Certificate of Nonconformity for continued use as a three-family residential dwelling.]</i> <i>Paul Weeks, Esq., attorney for applicant</i>
VIII.	<u>Public Hearing:</u> Z-17-025 WALIED SHOUSHA – Site: 48 East 38th Street in City Block 114, Lot 23 <i>[The applicant is seeking a bulk variance for parking stall size.]</i> <i>Paul Weeks, Esq., attorney for applicant</i>
IX.	<u>Public Hearing:</u> Z-17-027 JKL RENTALS 369, LLC – Site: 369 Avenue A in City Block 249, Lot 28 <i>[The applicant is seeking preliminary and final major site plan approval along with use and bulk variance relief to convert the ground floor into a residential unit creating three residential units in the existing building.]</i> <i>Paul Weeks, Esq., attorney for applicant</i>
X.	<u>Public Hearing:</u> Z-17-028 RONALD and ANN IGLESIAS – Site: 617 Avenue E in City Block 110, Lot 20 <i>[The applicant is seeking a bulk variance for lot coverage.]</i> <i>Christopher D. Vitale, Esq. attorney for applicant</i>
XI.	<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>
XII.	<u>Adoption of Resolutions:</u> Z-17-023 HUDSON PROPERTY HOLDINGS, LLP – Site: 87 West 43rd Street in City Block 88, Lot 15 Z-17-014 BRIDGES GYMNASIAC CENTER, INC. – Site: 56 New Hook Road in City Block 426, Lot 2 Z-17-026 LEVIN PROPERTIES, LP – Site: 21-33 East 53rd Street in City Block 36, Lots 4 & 5

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