



AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, JANUARY 22, 2018
6:00 P.M.



Mark Urban, Chairman, Clifford J. Adams, Vice-Chairman, Jan Patrick Egan II, Secretary
Commissioners: Vincent J. Le Fante, Louis Lombari, 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 December 18, 2017
V.	<u>Communications:</u>
VI.	<u>Public Hearing:</u> Z-18-001 MICHELINA ORLANDINI, Site 159 West 21st Street in City Block 207, Lot 5 <i>[The applicant is seeking a Certificate of Nonconformity for the use of the property as a three-family residence.]</i> <i>Paul Weeks, Esq., attorney for applicant</i>
VII.	<u>Public Hearing:</u> Z-17-029 377 BROADWAY REALTY, LLC – Site: 377 Broadway in City Block 239, Lot 13 <i>[The applicant is seeking preliminary and final major site plan approval along with user and bulk variance relief to permit a ground floor residential apartment.]</i> <i>Paul Weeks, Esq., attorney for applicant</i>
VIII.	<u>Public Hearing:</u> Z-17-031 MAJID MIRZA – Site: 104 West 44th Street in City Block 88, Lot 48 <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>
IX.	<u>Public Hearing:</u> Z-17-034 NADINE SMITH– Site: 584 Avenue E in City Block 405, Lot 7 <i>[The applicant is seeking a bulk variance to construct a carport/driveway.]</i> <i>Applicant pro se</i>
X.	<u>Adoption of Resolutions:</u> • Z-16-022 - 409 KENNEDY BOULEVARD, LLC – Site: 409 Kennedy Boulevard in City Block 250, Lot14 • Z-17-025 - WALIED SHOUSHA – Site: 48 East 38th Street in City Block 114, Lot 23 • Z-17-027 - JFK RENTALS 369, LLC – Site: 369 Avenue A in City Block 249, Lot 28 • Z-17-028 - RONALD and ANN IGLESIAS – Site: 617 Avenue E in City Block 110, Lot 20 • Z-17-032 – JOSEPH BILOTTA – Site: 378 Kennedy Boulevard in City Block 256, Lot 47

cc: All members
Robert F. Sloan, Clerk
Donald Meisel, P.P. Consulting City Planner
Keith Weaver, Fire Chief
Sharon Nadrowski, Council President
Susan Bischoff, C.S.R.

Tim Boyle, Superintendent DPW
Robert Russo, P.E., Consulting City Engineer
Donna Ward, Zoning Officer
Richard Bielinski, Construction Official
Joseph Coughlin, Fire Sub-Code Official
BAY-TV

Suzanne Mack, P.P., City Planner
Robert Zawistowski, B.E.C.
Drew Sisk, Police Chief
Jersey Journal
Star Ledger