



AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, APRIL 16, 2018
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
Malvika Apte, 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> Special Meeting held on March 12, 2018 and Regular meeting held on March 19, 2018
V.	<u>Communications:</u>
VI.	<u>Public Hearing:</u> Z-18-004 RICHARD CHERCHIO – Site 120 – 122 West 39th Street; Block 107, Lot13 <i>[The applicant is seeking a Certificate of Nonconformity to continue the use of a basement studio apartment.]</i> <i>Paul Weeks, Esq., attorney for applicant</i>
VII.	<u>Public Hearing:</u> Z-18-003 PR BUILDERS, LLC – Site: 82 – 84 East 31st Street in City Block 413, Lot 8 <i>[The applicant is seeking to amend a January 15, 2016 approval to construct a luxury three-story apartment house with a total of seven (7) dwelling units which includes a penthouse unit. The new proposal is to construct the three-story apartment house with at-grade garage parking and a total of six (6) one-bedroom units including a penthouse unit.]</i> <i>William J. Finnerty, Esq., attorney for applicant</i>
VIII.	<u>Public Hearing:</u> Z-18-009 VICTOR MERCADO – Site: 612-616 Avenue A in City Block 176, Lot 50 <i>[The applicant is seeking preliminary and final major site plan approval, use and bulk variance relief to use an existing garage as an auto repair business.]</i> <i>Paul Weeks, Esq., attorney for applicant</i>
IX.	<u>Public Hearing:</u> Z-18-006 EHTISHAM RAHAT HUSSAIN – Site 1031 Broadway; Block 53, Lot 24 <i>[The applicant is seeking preliminary and final major site plan approval along with use and bulk variance relief to allow the construction of a new three-story, mixed-use building at the site.]</i> <i>Paul Weeks, Esq., attorney for applicant</i>
X.	<u>Public Hearing:</u> Z-18-007 KOUVEL PROPERTIES, LLC – Site 871 Broadway; Block 101, Lot 22.01 <i>[The applicant is seeking preliminary and final major site plan approval, use and bulk variance relief to allow the construction of a third-floor addition to the existing building to include a commercial use and one-bedroom apartment on the ground floor and four two-bedroom apartments on the floors above.]</i> <i>Paul Weeks, Esq., attorney for applicant</i>
XI.	<u>Public Hearing:</u> Z-18-005 MILLWRIGHT, LLC – Site: 86 Hobart Avenue in City Block 335, Lot 12 <i>[The applicant is seeking preliminary and final major site plan approval along with use and bulk variance relief to allow the use of light manufacturing and warehouse/distribution at the site.].</i> <i>Paul Weeks, Esq., attorney for applicant</i>
	<u>Adoption of Resolutions:</u> • Z-17-029 377 BROADWAY REALTY, LLC – Site: 377 Broadway in City Block 239, Lot 13 • Z-17-030 128 JFK, LLC - Site 128 Kennedy Boulevard in City Block 335, Lot 12 • Z-18-002 MICHAEL LOJEWSKI - Site 58 Zabriskie Avenue in City Block 368, Lot 2

cc: All members
Robert F. Sloan, Clerk
Malvika Apte, 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