



AGENDA  
REGULAR MEETING  
CITY OF BAYONNE  
ZONING BOARD OF ADJUSTMENT  
CITY COUNCIL CHAMBERS  
630 AVENUE C  
BAYONNE, NJ 07002  
MONDAY, MAY 21, 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 of Adjustment 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.   | <b><u>Adoption of minutes:</u></b><br>Regular meeting held on April 16, 2018                                                                                                                                                                                                                                                                                                                                                                                 |
| V.    | <b><u>Communications:</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                |
| VI.   | <b><u>Public Hearing:</u></b><br><b>Z-18-004 RICHARD CHERCHIO – Site 120 – 122 West 39<sup>th</sup> Street; Block 107, Lot13</b> <i>[The applicant is seeking a Certificate of Nonconformity to continue the use of a basement studio apartment.]</i><br><i>Paul Weeks, Esq., attorney for applicant</i>                                                                                                                                                     |
| VII.  | <b><u>Public Hearing:</u></b><br><b>Z-18-012 PETER AWAD – Site 140 West 3<sup>rd</sup> Street; Block 363, Lot 28</b> <i>[The applicant is proposing to convert a one-family dwelling to a two-family dwelling which will require a parking variance.]</i><br><i>Applicant pro se</i>                                                                                                                                                                         |
| VIII. | <b><u>Public Hearing:</u></b><br><b>Z-18-005 MILLWRIGHT, LLC – Site: 86 Hobart Avenue in City Block 359, Lot 10.01</b> <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><br><i>Paul Weeks, Esq., attorney for applicant</i>                                                                           |
| IX.   | <b><u>Public Hearing:</u></b><br><b>Z-18-006 EHTISHAM RAHAT HUSSAIN – Site 1031 Broadway; Block 53, Lot 24</b> <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><br><i>Paul Weeks, Esq., attorney for applicant</i>                                                                                   |
| X.    | <b><u>Public Hearing:</u></b><br><b>Z-18-010 160 East 22<sup>nd</sup> Street 2-01 Realty, LLC – Site 160 East 22nd Street; Block 464.01, Lot 2</b> <i>[The applicant is seeking preliminary and final major site plan approval, use and bulk variance relief to allow the construction of a supermarket, retail, restaurant with drive-through, motor vehicle repair and car wash at the site.]</i><br><i>Patrick McNamara, Esq., attorney for applicant</i> |
| XI.   | <b><u>Adoption of Resolutions:</u></b> <ul style="list-style-type: none"><li>• <b>Z-18-003 PR BUILDERS, LLC – Site: 82 – 84 East 31<sup>st</sup> Street in City Block 413, Lot 8</b></li><li>• <b>Z-18-007 KOUVEL PROPERTIES, LLC – Site 871 Broadway; Block 101, Lot 22.01</b></li><li>• <b>Z-18-009 VICTOR MERCADO – Site: 612-616 Avenue A in City Block 176, Lot 50</b></li></ul>                                                                        |

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