



AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, AUGUST 20, 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., City Engineer’s Office

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 July 16, 2018
V.	<u>Communications:</u>
VI.	<u>Public Hearing:</u> Z-18-011 JAGZULA, LLC – Site: 484 – 486 Avenue C in City Block 210, Lot 46 <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 third story to accommodate the following: one retail and one residential use on the ground floor; four residential units on the second floor and four residential units on the third floor at the site.]</i> <i>William J. Finnerty, Esq., attorney for applicant</i>
VII.	<u>Public Hearing:</u> Z-18-017 KFG REALTY, LLC – Site: 502 Broadway in City Block 197, Lot 8 <i>[The applicant is seeking preliminary and final major site plan approval, use and bulk variance relief to allow the construction of a two-story addition and alterations to include a retail commercial use and one-bedroom apartment on the ground floor, and a one-bedroom apartment and two-bedroom apartment on each of the two floors above.]</i> <i>Paul Weeks, Esq., attorney for applicant</i>
VIII.	<u>Public Hearing:</u> Z-18-016 234–236 AVENUE A BOARDING, LLC (VIVEK SINGH) – Site: 234-236 Avenue A in City Block 290, Lot 15 <i>[The applicant is seeking preliminary and final major site plan approval along with use and bulk variances to increase the number of boarding rooms from 10 to 16.]</i> <i>Paul Weeks, Esq., attorney for applicant</i>
IX.	<u>Public Hearing:</u> Z-18-015 PERRAULT JEAN-PAUL – Site: 37 East 15 th Street in City Block 248, Lot 7 <i>[The applicant is seeking a bulk variance for side yard setback for an addition that was built too close to the west side of the property line.]</i> <i>Applicant is pro se</i>
X.	<u>Adoption of Resolutions:</u> Z-18-005 MILLWRIGHT, LLC – Site: 86 Hobart Avenue in City Block 359, Lot 10.01

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.
Robert Geisler, Police Chief
Jersey Journal
Star Ledger