



AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, OCTOBER 15, 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
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 September 17, 2018
V.	<u>Communications:</u>
VI.	<u>Public Hearing:</u> Z-18-018 JERSEY PROPERTY HOLDINGS – Site: 91 West 43rd Street in City block 88, Lot 13 <i>[The applicant is seeking a bulk variance for parking stall size]</i> <i>Peter Cecinini, Esq., attorney for applicant</i>
VII	<u>Public Hearing:</u> Z-18-020 FRANCINE TAGLIARENI (Interpretation/Appeal) – Site: 10 West 13th Street; Block 264, Lot 22 <i>[The applicant has filed for an interpretation from the Zoning Board of Adjustment in regard to the garage and auto repair shop use of the property.]</i> <i>Paul Weeks, Esq., attorney for applicant</i>
VIII.	<u>Public Hearing: (carried)</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-18-014 RAAFAT IKLADOUS – Site: 53 – 55 Broadway; Block 369, Lot 24 <i>[The applicant is seeking preliminary and final major site plan approval, use and bulk variance relief to convert an attached one-family dwelling to a two-family dwelling.]</i> <i>Paul Weeks, Esq., attorney for applicant</i>
X.	<u>Public Hearing:</u> Z-18-022 EOM 813 BROADWAY, LLC – Site: 813 Broadway in City Block 113, Lot 16 <i>[The applicant is seeking preliminary and final major site plan approval with use and bulk variance relief to allow the construction of a total of eight residential units on the upper floors and commercial space on the ground floor.]</i> <i>Michael Miceli, Esq., attorney for applicant</i>
XI.	<u>Public Hearing:</u> Z-18-023 275 BROADWAY REALTY, LLC – Site: 275 Broadway in City Block 267, Lot 25 <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 to the existing building and to allow a residential unit on the ground floor.]</i> <i>John Zucker, Esq., attorney for applicant</i>
XII.	<u>Adoption of Resolutions:</u> • Z-18-019 MARK WOJCIK – Site: 646 Avenue A in City Block 169, Lot 44 • Z-18-021 ANDRZEJ KOLAKOWSKI – 74 West 5th Street; Block 338, Lot 27 • Z-18-011 JAGZULA, LLC – Site: 484 – 486 Avenue C in City Block 210, Lot 46

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