



AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, DECEMBER 17, 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.	Adoption of minutes: Regular meeting held on November 19, 2018
V.	Communications: Letter from Weiner Law Group, LLP regarding application Z-15-002 Bayonne Avenue E Urban Renewal, LLC- Site: 157-163 Avenue E in City Bloc 234, Lot 8.01 removal of condition of prior approval/deed restriction
VI.	Reorganization: - Election of Officers - Appointment of Board Personnel - Adoption of 2019 Calendar
VII.	Public Hearing: Z-18-030 HESTON HAZELWOOD – Site: 613 Kennedy Boulevard in City Block 193, Lot 8 <i>[The applicant is seeking an interpretation for the continued retail use of the property as a bodega.]</i> <i>Applicant pro se</i>
VIII.	Public Hearing (carried): 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>
IX.	Public Hearing: Z-18-027 - 265 AVENUE B, LLC – Site: 265 Avenue B in City Block 38, Lot 17 <i>[The applicant is seeking preliminary and final major site plan approval, use and bulk variance relief to allow the conversion of the first-floor commercial space to a one-bedroom apartment.]</i> <i>Paul Weeks, Esq., attorney for applicant</i>
X.	Public Hearing: Z-18-026 – 742-746 BROADWAY REALTY, LLC – Site: 9-11 East 33rd Street in City Block 140, Lot 1 <i>[The applicant is seeking preliminary and final major site plan approval, (d)3 use and bulk variance relief for the construction of a paved and striped 10-space parking lot.]</i> <i>Christopher Vitale, Esq., attorney for applicant</i>
XI.	Public Hearing: Z-18-028 – 89 WEST 43RD STREET, LLC – Site 89 West 43rd Street in City Block 88, Lot 14 <i>[The applicant is seeking a bulk variance for parking stall size for a two-family dwelling.]</i> <i>Pasquale Agresti, Esq., attorney for applicant</i>
XII.	Adoption of Resolutions: Z-18-016 234–236 AVENUE A BOARDING, LLC (VIVEK SINGH) – Site: 234-236 Avenue A in City Block 290, Lot 15 Z-18-025 NATALIE PEROTA, TRUSTEE – Site: 28 East 33rd Street in City Block 146, Lot

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