



AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, FEBRUARY 25, 2019
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, Tiffani 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 January 28, 2019
V.	Communications: •
VI.	Public Hearing: Z-19-003 PITAMBAR SINGH - Site: 765 Avenue E in City Block 66, Lot 21 <i>[The applicant is seeking variance relief for fence height at the corner of the property.]</i> <i>Applicant pro se</i>
VII.	Public Hearing: Z-19-002 MELISSA SCHWADERER MATHEWS – Site: 829 Kennedy Boulevard in City Block 143, Lot 24 <i>[The applicant is seeking bulk variances to be allowed to raise the roof of her home 3.6 feet and to convert the home into a two-family residence, which is a permitted use in the zone.]</i> <i>Applicant pro se</i>
VIII.	Public Hearing: Z-18-031 CARA SQUARED, LLC – Site: 741-743 Broadway in City Block 139, Lot 17 <i>[The applicant is seeking preliminary and final major site plan approval, use and bulk variance relief to construct a three-story seven (7) unit affordable housing apartment building.]</i> <i>Eugene P. O’Connell, Esq., attorney for applicant</i>
IX.	Public Hearing: Z-18-029 EHTISHAM RAHAT HUSSAIN – Site: 1031 Broadway in City Block 53, Lot 24 <i>[The applicant is seeking preliminary and final major site plan approval, use and bulk variance relief to allow the construction of a three-story mixed use building containing commercial and four residential units.]</i> <i>Paul Weeks, Esq., attorney for applicant</i>
X.	Adoption of Resolutions: • Z-18-020 FRANCINE TAGLIARENI (Interpretation/Appeal) – Site: 10 West 13th Street; Block 264, Lot 22 • Z-18-027 - 265 AVENUE B, LLC – Site: 265 Avenue B in City Block 38, Lot 17 • Z-18-026 – 742-746 BROADWAY REALTY, LLC – Site: 9-11 East 33rd Street in City Block 140, Lot 1 • Z-18-024 CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE – Site: 323-329 Broadway in City Block 252, Lot 20

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
Alicia Losonczy, 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