



**AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, APRIL 15, 2019
6:00 P.M.**



Mark Urban, Chairman, Clifford J. Adams, Vice-Chairman, Jan Patrick Egan II, Secretary
Commissioners: Louis Lombari, Frank Pellitteri, Matt Dorans, Joseph Pineiro
Nicholas DiLullo, Alt. #1 and Arrigo De Ros, Jr., Alt #2,
Tiffani Simmons, Alt #3, Matthew Klimansky Jr., Alt. #4
Richard N. Campisano, Esq., Board Counsel
Lillian Glazewski, Land Use Administrator
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 March 18, 2019
V.	<u>Communications:</u> •
VI.	<u>Public Hearing:</u> Z-19-014 SIN KAN, LLC d/b/a THAI O’BRIEN – Site: 478 Avenue E in City Block 406, Lot 8 <i>[The applicant is requesting the Board remove a restriction from a resolution adopted on September 23, 1974 prohibiting live music or entertainment at the subject property.]</i> <i>William J. Finnerty, Esq., attorney for applicant</i>
VII.	<u>Public Hearing:</u> Z-19-008 – 636 AVENUE C, LLC – Site: 636 Avenue C in City Block 167, Lot 45 <i>[The applicant is seeking preliminary and final major site plan approval along with use and bulk variance to allow a commercial use (real estate agency) on the first floor of the existing multifamily building.]</i> <i>Christopher Vitale, Esq., attorney for applicant</i>
VIII.	<u>Public Hearing:</u> Z-19-009 244 AVENUE B, LLC – Site: 244 Avenue B in City Block 52, Lot 44.02 <i>[The applicant is seeking preliminary and final major site plan approval, use and bulk variance relief to convert the existing home into a three-family residence.]</i> <i>Christopher Vitale, Esq., attorney for applicant</i>
X.	<u>Public Hearing:</u> Z-19-010 – 246 AVENUE B, LLC – Site: 246 Avenue B in City Block 52, Lot 44.01 <i>[The applicant is seeking preliminary and final major site plan approval, use and bulk variance relief to be allowed to convert the existing two-family home into a three-family residence.]</i> <i>Christopher Vitale, Esq., attorney for applicant</i>
XI.	<u>Adoption of Resolutions:</u> Z-19-004 – 22ND STREET PARTNERS, LLC – Site: 25-39 East 22nd Street in City Block 206, Lot 1 Z-19-005 WALTER SHOSTAK – Site: 27-29 West 12th Street in City Block 264, Lot 8.01

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.

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