



AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, MAY 20, 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 April 15, 2019
V.	<u>Communications:</u> •
VI.	<u>Public Hearing:</u> Z-19-001 T-MOBILE NORTHEAST, LLC – Site: 662 Avenue A in City Block 165, Lot 42 <i>[The applicant is seeking preliminary and final major site plan approval, use and bulk variance relief to allow the installation of a steel equipment platform and antenna mount on the rooftop of the existing building.]</i> <i>Allyson M. Kasetta, Esq., attorney for applicant</i>
VII.	<u>Public Hearing:</u> Z-19-006 PETER AWAD – Site: 140 West 3rd Street in City Block 363, Lot 28 <i>[The applicant is seeking bulk variance relief for parking stall size and stacked parking.]</i> <i>Paul Weeks, Esq., attorney for applicant</i>
VIII.	<u>Public Hearing:</u> Z-19-012 LUCIA SEITZINGER – Site: 666 Avenue E in City Block 403, Lot 12 <i>[The applicant is seeking bulk variance for parking stall size.]</i> <i>Paul Weeks, Esq., attorney for applicant</i>
IX.	<u>Public Hearing:</u> Z-19-007 EMANUELE D’ELIA – Site: 28-30 East 43rd Street; Block 94, Lot 30 <i>The applicant is seeking minor subdivision approval along with preliminary and final major site plan approval, use and bulk variance relief to construct two attached two-family dwellings on the site.]</i> <i>Paul Weeks, Esq., attorney for the applicant</i>
X.	<u>Public Hearing:</u> A-19-011 M.L. REALTY CORP. OF N.J. – Site: 626-628 Avenue E in City Block 405, Lot 31 <i>[The applicant is seeking preliminary and final major site plan approval, height and bulk variance relief to allow the construction of a six-story residential building containing 20 residential units.]</i> <i>Paul Weeks, Esq., attorney for the applicant</i>
XI.	<u>Adoption of Resolutions:</u> • Z-19-008 – 636 AVENUE C, LLC – Site: 636 Avenue C in City Block 167, Lot 45 • Z-19-009 - 244 AVENUE B, LLC – Site: 244 Avenue B in City Block 52, Lot 44.02 • Z-19-010 – 246 AVENUE B, LLC – Site: 246 Avenue B in City Block 52, Lot 44.01

cc: All members	Robert Russo, P.E., Consulting City Engineer	Suzanne Mack, P.P., City Planner
Robert F. Sloan, Clerk	Alicia Losonczy, Zoning Officer	Robert Zawistowski, B.E.C.
Malvika Apte, P.P. Consulting City Planner	Richard Bielinski, Construction Official	Robert Geisler, Police Chief
Keith Weaver, Fire Chief	Joseph Coughlin, Fire Sub-Code Official	Jersey Journal
Sharon Nadrowski, Council President	BAY-TV	Star Ledger
Susan Bischoff, C.S.R.		