



AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, JUNE 17, 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.	Adoption of minutes: Regular meeting held on May 20, 2019
V.	Communications: •
VI.	Public Hearing: Z-19-023 B.T. FLOORING SOLUTIONS – Site: 80-84 East 25th Street in City Block 442, Lot 14 <i>[The applicant is appealing the Zoning Officer’s decision regarding the use of a storage distribution and installation of carpets in the existing building.]</i> <i>William J. Finnerty, Esq., attorney for applicant</i>
VII.	Public Hearing: Z-19-013 KFG REALTY, LLC – Site: 502 Broadway in City Block 197, Lot 8 <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 and alterations to include a retail commercial use and one-bedroom apartment on the ground floor, and a one-bedroom apartment and two-bedroom apartment on each of the two floors above.]</i> <i>Paul Weeks, Esq., attorney for applicant</i>
VIII.	Public Hearing: Z-19-017 - 554 AVE C HCPVI, LLC – Site: 554 Avenue C in City Block 189, Lot 37 <i>[The applicant is seeking preliminary and final major site plan approval along with use and bulk variance relief to remove a commercial space on the first floor of the existing building and replace it with two one-bedroom apartments.]</i> <i>Paul Weeks, Esq., attorney for applicant</i>
IX.	Public Hearing: Z-19-019 - 552 AVE C HCPVI, LLC – Site: 552 Avenue C in City Block 189, Lot 38 <i>[The applicant is seeking preliminary and final major site plan approval along with use and bulk variance relief to remove a commercial space on the first floor of the existing building and replace it with two one-bedroom apartments.]</i> <i>Paul Weeks, Esq., attorney for applicant</i>
X.	Public Hearing: Z-19-015 - 548 AVE C HCPVI, LLC – Site: 548 Avenue C in City Block 189, Lot 39 <i>[The applicant is seeking preliminary and final major site plan approval along with use and bulk variance relief to remove a commercial space on the first floor of the existing building and replace it with two one-bedroom apartments.]</i> <i>Paul Weeks, Esq., attorney for applicant</i>
XI.	Adoption of Resolutions: • Z-19-001 T-MOBILE NORTHEAST, LLC – Site: 662 Avenue A in City Block 165, Lot 42 • Z-19-006 PETER AWAD – Site: 140 West 3rd Street in City Block 363, Lot 28 • Z-19-012 LUCIA SEITZINGER – Site: 666 Avenue E in City Block 403, Lot 12 • Z-19-007 EMANUELE D’ELIA – Site: 28-30 East 43rd Street; Block 94, Lot 30 • Z-19-011 M.L. REALTY CORP. OF N.J. – Site: 626-628 Avenue E in City Block 405, Lot 31

cc: All members
Madelene Medina, City 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