



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



Mark Urban, Chairman, Clifford J. Adams, Vice-Chairman, Jan Patrick Egan II, Secretary
Commissioners: Louis Lombardi, 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 June 17, 2019
V.	<u>Communications:</u> •
VI.	<u>Public Hearing:</u> 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.	<u>Public Hearing:</u> Z-19-016 – 102-106 KENNEDY BLVDHCPVI LLC – Site: 102-106 Kennedy Boulevard in City Block 347, Lot 11 <i>[The applicant is seeking preliminary and final major site plan approval to remove the commercial space on the first floor of the existing building and replace it with a studio apartment.]</i> <i>Paul Weeks, Esq., attorney for applicant</i>
VIII.	<u>Public Hearing:</u> Z-19-018 - 434-436 AVE C HCPVI LLC – Site: 434-436 Avenue C in City Block 225, Lot 48 <i>[The applicant is seeking preliminary and final major site plan approval as well as use and bulk variance relief to allow the conversion of to ground floor commercial spaces into two one-bedroom apartments in the existing building.]</i> <i>Paul Weeks, Esq., attorney for applicant</i>
IX.	<u>Public Hearing:</u> Z-19-022 T-MOBILE NORTHEAST, LLC – Site: 434-436 Avenue C in City Block 225, Lot 48 <i>[The applicant is seeking preliminary and final major site plan approval along with use and bulk variance relief to construct a stealth rooftop wireless telecommunications facility and equipment with backup generator on the existing building.]</i> <i>Frank Ferraro, Esq., attorney for applicant</i>
X.	<u>Adoption of Resolutions:</u> • Z-19-013 KFG REALTY, LLC – Site: 502 Broadway in City Block 197, Lot 8 • Z-19-017 - 554 AVE C HCPVI, LLC – Site: 554 Avenue C in City Block 189, Lot 37 • Z-19-019 - 552 AVE C HCPVI, LLC – Site: 552 Avenue C in City Block 189, Lot 38 • Z-19-015 - 548 AVE C HCPVI, LLC – Site: 548 Avenue C in City Block 189, Lot 39

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
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