



**AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, AUGUST 19, 2019
6:00 P.M.**



Mark Urban, Chairman, Clifford J. Adams, Vice-Chairman, Jan Patrick Egan II, Secretary
Commissioners: Louis Lombari, Matt Dorans, Joseph Pineiro, Nicholas DiLullo
Arrigo De Ros, Jr., Alt. #1, Matthew Klimansky Jr., Alt. #2
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 July 15, 2019
V.	<u>Communications:</u> •
VI.	<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>
VII.	<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>
VIII.	<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>
IX.	<u>Public Hearing:</u> Z-19-026 – 952 BROADWAY PARTNERS, LLC & M. DOUECK – Site: 952 Broadway in City Block 82, Lot 44 <i>[The applicants are seeking preliminary and final major site plan approval, use and bulk variance relief to be allowed to construct an addition to the existing mixed-use building for a total of one commercial space and seven residential units.</i> <i>Peter Cecinini, 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

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