



AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, DECEMBER 16, 2019
6:00 P.M.



Mark Urban, Chairman, Clifford J. Adams, Vice-Chairman, Jan Patrick Egan II, Secretary
Commissioners: Louis Lombari, Joseph Pineiro, Nicholas DiLullo, Arrigo De Ros, Jr.
Matthew Klimansky Jr., Alt. #1, John Calcaterra, Alt. #2, Jake Iapicca, Alt. #3, Ramon Veloz, 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 November 18, 2019
V.	<u>Communications:</u> •
VI.	<u>Reorganization:</u> • Election of Officers • Appointment of Board Personnel • Adoption of 2019 Calendar
VII.	<u>Public Hearing (continued):</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>
VIII.	<u>Public Hearing:</u> Z-19-029 CANTALE TESTAMENTARY TRUST – Site 67 West 30th Street in City Block 157, Lot 14 <i>[The applicant is seeking preliminary and final major site plan approval, use and bulk variance relief to use the existing home as a four-family residential dwelling.]</i> <i>Paul Weeks, Esq., attorney for applicant</i>
IX.	<u>Public Hearing:</u> Z-19-030 DOMENICO GERACE – Site: 401 Kennedy Boulevard in City Block 250, Lot 10 <i>[The applicant is seeking preliminary and final major site plan approval, use and bulk variance relief to convert the existing home into three residential units.]</i> <i>Paul Weeks, Esq., attorney for applicant</i>
X.	<u>Public Hearing:</u> Z-19-028 – 38-40 EAST GRAND STREET, LLC – Site: 38-40 East Grand Street in City Block 71, Lot 17.01 <i>[The applicant is seeking preliminary and final major site plan approval, use and bulk variance relief to be allowed to use the existing building as a warehouse for the storage of non-hazardous housewares and furniture.]</i> <i>Paul Weeks, Esq., attorney for applicant</i>
XI.	<u>Public Hearing (continuation)</u> Z-19-020 MAG REALTY GROUP, LLC – Site: 354 Broadway in City Block 241, Lot 21 <i>[The applicant is seeking preliminary and final major site plan approval, use and bulk variance relief to construct an addition to the existing mixed use building for a total of one commercial space and eight residential units.]</i> <i>Christopher Vitale, Esq., attorney for applicant</i>
XII.	<u>Public Hearing (continuation)</u> Z-19-021 MAG REALTY GROUP, LLC – Site: 360 Broadway in City Block 241, Lot 18.01 <i>[The applicant is seeking preliminary and final major site plan approval, use and bulk variance relief to construct an addition to the existing mixed use building for a total of one commercial space and seven residential units.]</i> <i>Christopher Vitale, Esq., attorney for applicant</i>
XIII.	<u>Adoption of Resolutions:</u> • Z-19-027 PETER AWAD – Site: 140 West 3rd Street in City Block 363, Lot 28

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