



AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, JANUARY 27, 2020
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.
John Calcaterra, Alt. #1, Jake Iapicca, Alt. #2, Antoney B. Azer, Alt. #3
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 December 16, 2019
V.	<u>Communications:</u> • Notice of resignation from the Zoning Board of Adjustment from Matthew Klimansky, Jr. dated December 23, 2019 • Notice of resignation from the Zoning Board of Adjustment from Ramon Veloz dated December 20, 2019
VI.	<u>Public Hearing:</u> Z-19-031 BAYONNE REALTY GROUP, LLC – Site: 386-388 Broadway in City Block 232, Lots 17 & 18 <i>[The applicant is seeking preliminary and final major site plan approval, use and bulk variance relief to be allowed to construct a three-story residential building with eleven (11) residential units.]</i> <i>Paul Weeks, Esq., attorney for applicant</i>
VII.	<u>Public Hearing:</u> Z-19-025 JC REHAB, LLC – Site: 202 Kennedy Boulevard in City Block 303, Lot 19 <i>[The applicant is seeking bulk variance relief for rear yard setback and off-street parking]</i> <i>William J. Finnerty, Esq., attorney for applicant</i>
VIII.	<u>Public Hearing</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>
IX.	<u>Adoption of Resolutions:</u> • Z-19-014 SIN KAN, LLC d/b/a THAI O’BRIEN – Site: 478 Avenue E in City Block 406, Lot 8 • Z-19-029 CANTALE TESTAMENTARY TRUST – Site 67 West 30th Street in City Block 157, Lot 14 • Z-19-030 DOMENICO GERACE – Site: 401 Kennedy Boulevard in City Block 250, Lot 10 • Z-19-028 – 38-40 EAST GRAND STREET, LLC – Site: 38-40 East Grand Street in City Block 71, Lot 17.01 • Z-19-021 MAG REALTY GROUP, LLC – Site: 360 Broadway in City Block 241, Lot 18.01

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
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