



AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, JUNE 15, 2020
6:00 P.M.



Mark Urban, Chairman, Clifford J. Adams, Vice-Chairman, Louis Lombardi, Secretary
Commissioners: Joseph Pineiro, Nicholas DiLullo, Arrigo De Ros, Jr., John Calcaterra
Jake Iapicca, Alt. #1, Antony B. Azer, 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>This meeting will be conducted by electronic means in accordance with the “Senator Byron M. Baer Public Meetings Act” of 2020, which explicitly permits a public body to conduct a meeting electronically during a State of Emergency. Governor Murphy issued executive orders 103 and 107 declaring a “Public Health Emergency and State of Emergency” and directing residents to quarantine and practice social distancing.</i>
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 February 24, 2020
V.	<u>Communications:</u>
VI.	<u>Public Hearing:</u> Z-20-004 – 491 BROADWAY BAYONNE, LLC – Site: 491 Broadway in City Block 204, Lot 73 <i>[The applicant is seeking preliminary and final major site plan approval along with use and bulk variance relief to allow a residential unit on the ground floor of the existing building and to construct an additional floor for residential units that will result in a total of seven residential units.]</i> <i>John Zucker, Esq., attorney for applicant</i>
VII.	<u>Public Hearing:</u> Z-20-003 ELIZABETH VARJAN – Site: 68 West 40th Street in City Block 104, Lot 23 <i>[The applicant is seeking preliminary and final major site plan approval, use and bulk variance relief to convert a dental office into a residential unit, creating three residential units.]</i> <i>Peter Cecinini, Esq., attorney for applicant</i>
VIII.	<u>Public Hearing:</u> Z-20-002 TATYANA MITROFANOVA – Site: 24-26 East 32nd Street in City Block 154, Lot 36 <i>[The applicant is seeking preliminary and final major site plan approval, use and bulk variance relief to allow a fifth residential unit in an already pre-existing nonconforming building.]</i> <i>Peter Cecinini, Esq., attorney for applicant</i>
IX.	<u>Public Hearing:</u> Z-20-001 SCOTT McKEVITT – Site: 86 Andrew Street in City Block 237, Lot 27 <i>[The applicant is seeking preliminary and final major site plan approval, use and bulk variance relief to allow the construction of a three-family home that was destroyed by fire.]</i> <i>Peter Cecinini, Esq., attorney for applicant</i>
X.	<u>Adoption of Resolutions:</u>

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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