



AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, NOVEMBER 16, 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, Ehab Gamal, Alt. #2
Richard N. Campisano, Esq., Board Counsel
Alicia Losonczy, Planning/Zoning Board of Adjustment Secretary
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 October 19, 2020
V.	<u>Communications:</u> Department of Community Affairs adopted a remote meetings protocol for local public bodies during the declared emergency
VI.	<u>Presentation</u> Presentation by Development Counsel, Joseph DeMarco, Esq. with regard to Zoning ordinance modifications and the Long Term Control Plan <i>Presentation by Joseph DeMarco, Esq</i>
VII.	<u>Public Hearing:</u> Z-20-008 – GOODMAN LOFTS, LLC – Site: 21 – 25 West 20th Street in City Block 216, Lot 8 <i>[The applicant is seeking preliminary and final major site plan approval, use and bulk variance relief to allow the renovation of the existing building and create ten (10) residential units with parking for three (3) cars.]</i> <i>Erica Edwards, Esq., attorney for applicant</i>
VIII.	<u>Public Hearing:</u> Z-20-016 – 46 WEST 22ND STREET, LLC – Site: 46 West 22nd Street in City Block 210, Lot 41 <i>[The applicant is seeking preliminary and final major site plan approval, use and bulk variance relief to convert the existing building for mixed use purposes; commercial on the ground floor with two residential units on the second and third floors.]</i> <i>John A. Zucker, Esq., attorney for applicant</i>
IX.	<u>Public Hearing:</u> Z-20-017 – NL PROPERTIES, LLC – Site: 318 Avenue B in City Block 26, Lot 6 <i>[The applicant appeals the Zoning Officer’s denial of its permit application seeking to add dormers to the third floor without a variance.]</i> <i>Peter Cecinini, Esq., attorney for applicant</i>
X.	<u>Public Hearing:</u> Z-20-018 – 1044 BROADWAY, LLC – Site: 1044 Broadway in City Block 46, Lot 46 <i>[The applicant is seeking a Certificate of Non-Conformity from the Zoning Board of Adjustment for the multi-use of five residential units and one ground-floor commercial unit.]</i> <i>Pasquale Agresti, PC., attorney for applicant</i>
XI.	<u>Public Hearing:</u> Z-20-007 – IGLESIA PENTECOSTES CRISTO VIVE CORP – Site: 233 Broadway in City Block 277, Lot 28 <i>[The applicant is seeking preliminary and final major site plan approval along with use and bulk variance relief to allow a House of Worship at the site.]</i> <i>Michael S. Goodman, Esq., attorney for applicant</i>
XII.	<u>Adoption of Resolutions:</u> BAYONNE ZONING BOARD OF ADJUSTMENT – RESOLUTION ESTABLISHING STANDARD PROTOCOLS FOR REMOTE PUBLIC MEETINGS HELD DURING A GOVERNOR-DECLARED EMERGENCY

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
Tracey Tuohy, Acting Zoning Officer
Richard Bielinski, Construction Official
Joseph Coughlin, Fire Sub-Code Official
Maureen Pona
BAY-TV

Suzanne Mack, P.P., City Planner
Robert Zawistowski, B.E.C.
Robert Geisler, Police Chief
Jersey Journal
Star Ledger