



AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, APRIL 19, 2021
6:00 P.M.



Mark Urban - Chairman, Clifford J. Adams - Vice-Chairman, Louis Lombardi - Secretary
Commissioners: Joseph Pineiro, Nicholas DiLullo, Arrigo De Ros, Jr., Ehab Gamal
Cindi Sisk-Galvin, Alt. #1, Ryan Blake, 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 March 15, 2021
V.	<u>Communications:</u>
VI.	<u>Public Hearing:</u> Z-20-014 – 187 BROADWAY, LLC – Site: 187 Broadway in City Block 318, Lot 18 <i>[The applicant is seeking preliminary and final major site plan approval, use and bulk variance relief to construct a mixed use building with commercial use and a studio apartment on the ground floor along with four residential units on the upper two floors.]</i> <i>William J. Finnerty, Esq., attorney for applicant</i>
VII.	<u>Public Hearing:</u> Z-20-009 – VITO SPANO – Site: 16A West 49th Street in City Block 64, Lot 33 <i>[The applicant is requesting preliminary and final major site plan approval as well as use variance relief to place a sign/awning manufacturing garage on a portion of the property.]</i> <i>Paul N. Weeks, Esq., attorney for applicant</i>
VIII.	<u>Adoption of Resolutions:</u> Z-21-002 – BOB C. TORRES – Site: 17 West 53rd Street in City Block 35, Lot 16

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, 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