



**AGENDA  
REGULAR MEETING  
CITY OF BAYONNE  
ZONING BOARD OF ADJUSTMENT  
CITY COUNCIL CHAMBERS  
630 AVENUE C  
BAYONNE, NJ 07002  
MONDAY, MAY 17, 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.   | <b><u>Adoption of minutes:</u></b><br>Regular meeting held on April 19, 2021                                                                                                                                                                                                                                                                                                                                                         |
| V.    | <b><u>Communications:</u></b>                                                                                                                                                                                                                                                                                                                                                                                                        |
| VI.   | <b><u>Public Hearing:</u></b><br><b>Z-20-009 – VITO SPANO – Site: 16A West 49<sup>th</sup> Street in City Block 64, Lot 33</b> <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><br><i>Paul N. Weeks, Esq., attorney for applicant</i>                                                    |
| VII.  | <b><u>Public Hearing:</u></b><br><b>Z-20-006 – US MASTERS RESIDENTIAL PROPERTY UND (USA) – Site: 126 West 16<sup>th</sup> Street in City Block 244, Lot 26</b> <i>[The applicant is seeking preliminary and final major site plan approval, use and bulk variance relief to renovate and restore an existing nonconforming third floor apartment.]</i><br><i>Michael Miceli, Esq., attorney for applicant</i>                        |
| VIII. | <b><u>Public Hearing:</u></b><br><b>Z-21-003 – NL PROPERTIES, LLC – Site: 318 Avenue B in City Block 26, Lot 6</b> <i>[The applicant is seeking a bulk variance for 3 stories in the R-2 District, for the addition of dormers to the existing third floor of a two-family house.]</i><br><i>Peter Cecinini, Esq., attorney for applicant</i>                                                                                        |
| IX.   | <b><u>Adoption of Resolutions:</u></b> <ul style="list-style-type: none"><li><b>Z-20-014 – 187 BROADWAY, LLC – Site: 187 Broadway in City Block 318, Lot 18</b></li></ul>                                                                                                                                                                                                                                                            |

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