



AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, JUNE 21, 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 in-person and 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 May 17, 2021
V.	<u>Communications:</u> Letter from Michael Miceli, Esq., attorney for application Z-20-006 – US MASTERS RESIDENTIAL PROPERTY FUND (USA) Motion for Reconsideration of Application and Alternative Relief dated June 10, 2021
VI.	<u>Public Hearing:</u> Z-21-004 – RYAN EHRLICH – Site: 40 East 33rd Street in City Block 146, Lot 27 <i>[The applicant is seeking preliminary and final major site plan approval with a bulk variance for the construction of a carport to accommodate two parking spaces.]</i> <i>William J. Finnerty, Esq., attorney for applicant</i>
VII.	<u>Public Hearing:</u> Z-21-006 – DÉCOR BY LIZ – Site: 512-514 Broadway in City Block 197, Lot 4.01 <i>[The applicant seeks use and bulk variance relief in order to use the ground floor commercial/residential space for events and party planning.]</i> <i>Paul Weeks, Esq., attorney for applicant</i>
VIII	<u>Adoption of Resolutions:</u> Z-20-009 – VITO SPANO – Site: 16A West 49th Street in City Block 64, Lot 33 Z-20-006 – US MASTERS RESIDENTIAL PROPERTY UND (USA) – Site: 126 West 16th Street in City Block 244, Lot 26 Z-21-003 – NL PROPERTIES, LLC – Site: 318 Avenue B in City Block 26, Lot 6

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