



AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, JULY 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.	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 June 21, 2021
V.	<u>Communications:</u> Correspondence from Anne Marie Rizzuto, Esq. of Weiner Law Group, LLP, dated July 16, 2021, for application Z-20-006 – US MASTERS RESIDENTIAL PROPERTY FUND (USA) requesting an adjournment to carry the reconsideration of the memorializing resolution until the next regular Zoning Board of Adjustment meeting scheduled for August 16, 2021.
VI.	<u>Public Hearing:</u> Z-20-006 – US MASTERS RESIDENTIAL PROPERTY FUND (USA) – Site: 126 West 16th Street in City Block 244, Lot 26 <i>[The applicant presents a motion for reconsideration of the application and alternative relief in the form of issuance of a Zoning Certificate of Non-Conformity.]</i> <i>Michael Miceli, Esq., attorney for applicant</i>
VII	<u>Adoption of Resolutions:</u> Z-21-004 – RYAN EHRLICH – Site: 40 East 33rd Street in City Block 146, Lot 27 Z-21-006 – DÉCOR BY LIZ – Site: 512-514 Broadway in City Block 197, Lot 4.01

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