

ZONING BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES
AUGUST 15, 2016

A **REGULAR MEETING** of the Zoning Board of Adjustment was held on Monday, August 15, 2016, in the Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey.

Chairman Urban called the meeting to order at 6:09 p.m. Present at the meeting were and Vice-Chairman Adams, Commissioners Egan, Ferrante, Dorans, Pineiro and DiLullo. Chairman Urban and Commissioners, Lombardi, Pellitteri, O'Brien and LeFante were absent.

Also present was Richard N. Campisano, Esq., Board Counsel, Lillian Glaewski, Land Use Administrator, Robert Russo, PE, consulting City Engineer and Anthony Rodriguez, PP, consulting City Planner.

After the Pledge of Allegiance to the Flag, Chairman Urban declared a quorum and advised that the Board had complied with the Open Public Meetings Act/Sunshine Law.

Adoption of Minutes:

A motion to adopt the minutes of the regular meeting of July 18, 2016 was made by Commissioner Ferrante and seconded by Commissioner Pineiro. A unanimous vote of eligible members followed.

Communications:

Public Hearing:

Z-16-010 BERNICE and GABRIEL POALUCCI – Site: 98 West 36th Street in City Block 125, Lot 37 *[The applicants are seeking bulk variances for rear and side yard setbacks.]*

Paul Weeks, Esq., attorney for the applicant, submitted his exhibits to the Board and called his first witness.

Witness:

Thomas J. D'Arrigo, Sr., AIA was sworn to provide expert testimony in support of the requested variances. Mr. D'Arrigo testified that he was retained by the applicant to prepare the plan for the proposed home. He outlined the variance conditions that were required as a result of this application and testified that the property has been vacant and neglected for several years sustaining water damage, mold and interior damage. Mr. D'Arrigo testified further that the granting of the requested variances would not impair the intent and purpose of the Zone Plan and Zoning Ordinance.

Board questions:

Vice-Chairman Adams questioned Mr. D'Arrigo.

Audience questions:

There were no questions from the general public.

Witness:

The applicant, Gabriel Poalucci, was sworn to provide factual testimony in support of the application. Mr. Poalucci described the property and said that he and his wife purchased it in 2015 with the intention of rebuilding a new home for themselves on the site.

Board questions:

There were no questions from the Board.

Audience questions:

There were no questions from the general public.

Closed Caucus:

Vice-Chairman Adams pointed out that the footprint of the proposed home will not change from that which existed previously and he feels that the requested variances will not negatively impact the surrounding neighborhood. Mr. Adams further commented that the applicants are taking a property that has been blighted for many years and bringing it back into a restored state.

All remaining commissioners concurred with Vice-Chairman Adams.

Closing Remarks:

Paul Weeks, Esq., respectfully requested the Board approve this application.

Commissioner Egan made a motion to approve the application and Commissioner Pineiro seconded the motion. A unanimous vote followed.

Adoption of Resolutions:

• **Z-15-022 BAYONNE BLANKET – Site: 444-446 Avenue C in City Block 225, Lots 43 & 44.**

- Commissioner Ferrante made a motion to adopt the resolution and Commissioner DiLullo seconded the motion. A unanimous vote followed.

• **Z-16-010 BERNICE & GABRIEL POALUCCI – Site 98 West 36th Street in City Block 125, Lot 37**

- Commissioner DiLullo made a motion to adopt the resolution and Commissioner Ferrante seconded the motion. A unanimous vote followed.

A motion was made to close the meeting at 6:30 p.m.

Susan Bischoff, Certified Shorthand Reporter, took a transcript of the meeting.

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