

ZONING BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES
JANUARY 23, 2017

A **REGULAR MEETING** of the Zoning Board of Adjustment was held on Monday, January 23, 2017, at the Nicholas Oresko Community School, 33 East 24th Street, Bayonne, New Jersey.

Chairman Urban called the meeting to order at 6:07 p.m. Present at the meeting were Chairman Urban, Commissioners, Egan, Ferrante, Lombari, LeFante, Pellitteri, Dorans, and DiLullo. Commissioners Adams, Pineiro and O'Brien were absent.

Also present was William Northgrave, Esq., Board Counsel, Lillian Glazewski, Land Use Administrator, Robert Russo, PE, consulting City Engineer and Anthony Rodriguez, PP, consulting City Planner and James Watson, PE, traffic engineer from CME.

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:

Commissioner Ferrante made a motion to adopt the minutes of the regular meeting held on December 19, 2016. Commissioner Lombari seconded the motion and a unanimous vote of eligible members followed.

Communications:

- Notification from Patrick McNamara, Esq., attorney for application Z-16-020 Bayonne East 22nd Street, LLC, advising that the application is being withdrawn.

Public Hearing (continuation):

Z-15-018 BAYONNE MUSLIMS A NJ NONPROFIT CORP. – Site: 109 East 24th Street in City Block 443, Lot 5.01 *[The applicant is seeking preliminary and final major site plan approval, conditional use and bulk variance relief to construct a Muslim Community Center at the site.]*

William Finnerty, Esq., applicant's attorney recalled Paul Anderson, PE, to provide testimony with regard to the revised engineering plans that were submitted.

Witness:

Paul Anderson, PE was sworn. Mr. Anderson testified that two changes that were made to the plans. First, the applicant proposes to remove the two center columns in the shed garage area and second, the number of prayer mats will be reduced from 216 to 135.

Board questions:

Chairman Urban and Commissioners Egan questioned Mr. Anderson.

Audience questions:

Residents, Melanie Flora, Kathy Smith, Pete Cresci, Joe Wisniewski, Mary Curtis, Michael Smith, Mike Scarpa, Richard Dewland, Joseph Basile,, Dr. Marusia Kushnir, Rosemarie Bond, Matthew Bender, Ahmed Sandhu questioned Mr. Anderson.

Witness:

Joseph Staiger, PE, traffic engineer, was sworn to provide expert testimony on behalf of the application. Mr. Staiger testified that he was retained by the applicant to prepare a Traffic Impact Study for the site. In his description of the site, Mr. Staiger testified that there are two gated driveways at the end of East 24th Street. The applicant proposes to convert the yard into a parking lot and the existing building will be renovated to house the Bayonne Muslims Cultural Center. Access will be provided via one driveway on the northerly side of East 24th Street at the

end of the street. Mr. Staigar further provided testimony as to the existing road conditions and peak hours with regard to the proposed activity in the cultural center. He discussed the site access and circulation, existing traffic volumes, parking and traffic generation. In conclusion, Mr. Staigar opined that based on his findings, approval of this application will not cause harm or be detrimental to the general public or surrounding area.

Board questions:

Chairman Urban, Commissioners Egan, Ferrante and Durans questioned Mr. Staigar.

Audience questions:

Melanie Flora, Mary Ellen Curtis, Joe Wisniewski, Kathy Smith, Laura Marsella, John White, Pete Cresci, Peter Franco, Joan Passariello, Charles Marsella, Soraya Amin, Michael Smith questions Mr. Staigar.

Adoption of Resolutions:

- Z-16-012-HASAN ELKOMEY – Site: 754 Avenue A in City Block 143, Lot 6
 - Commissioner Ferrante made a motion to adopt the resolution and Commissioner Lombardi seconded the motion. A unanimous vote followed.
- Z-16-021 MONICA & DENNIS BURNETT – Site: 86 West 27th Street in City Block 177, Lot 39
 - Commissioner Ferrante made a motion to adopt the resolution and Commissioner Egan seconded the motion. A unanimous vote followed.

A motion was made to close the meeting at 11:00 p.m.

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

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