

ZONING BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES
JULY 15, 2019

A **REGULAR MEETING** of the Zoning Board of Adjustment was held on Monday, July 15, 2019, in the Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey.

Chairman Urban called the meeting to order at 6:13 p.m. Secretary Egan called the roll. Present at the meeting were Chairman Urban, Commissioners Adams, Egan, Lombari, and DeRos. Commissioners Dorans, Pellitteri, Klimansky DiLullo, Pineiro, and Simmons were absent.

Also present was Richard N. Campisano, Esq., Board Counsel, Robert Russo, PE, City Engineer's Office, Malvika Apt, PP, consulting City Planner and Lillian Glazewski, Land Use Administrator.

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 Adams made a motion to adopt the minutes of the regular meeting held on June 17, 2019. Commissioner Lombari seconded the motion and a unanimous vote of eligible members followed.

Communications:

Letter from William J. Finnerty, Esq., attorney for applicant **Z-19-023 B.T. FLOORING SOLUTIONS – Site: 80-84 East 25th Street in City Block 442, Lot 14** withdrawing the application appealing the Zoning Officer's decision. This matter was listed first on the agenda.

Commissioner Adams made a motion to dismiss the appeal without prejudice and Commissioner Egan seconded the motion. A unanimous vote followed.

Public Hearing:

Z-19-016 – 102-106 KENNEDY BLVDHCPVI LLC – Site: 102-106 Kennedy Boulevard in City Block 347, Lot 11 *[The applicant is seeking preliminary and final major site plan approval to remove the commercial space on the first floor of the existing building and replace it with a studio apartment.]*

Paul Weeks, Esq., attorney for applicant asked the Board to grant an adjournment to the August 19, 2019 meeting because only five commissioners were present at this meeting. He is seeking a full Board of seven eligible voting commissioners.

Commissioner Egan made a motion to grant the adjournment to the August 13, 2019 regular meeting and Commissioner Lombardi seconded the motion and a unanimous vote followed.

Public Hearing:

Z-19-018 - 434-436 AVE C HCPVI LLC – Site: 434-436 Avenue C in City Block 225, Lot 48 *[The applicant is seeking preliminary and final major site plan approval as well as use and bulk variance relief to allow the conversion of a ground floor commercial spaces into two one-bedroom apartments in the existing building.]*

Paul Weeks, Esq., attorney for applicant asked the Board to grant an adjournment to the August 19, 2019 meeting because only five commissioners were present at this meeting. He is seeking a full Board of seven eligible voting commissioners.

Commissioner Adams made a motion to grant the adjournment to the August 13, 2019 regular meeting and Commissioner De Ros seconded the motion. A unanimous vote followed.

Public Hearing:

Z-19-022 T-MOBILE NORTHEAST, LLC – Site: 434-436 Avenue C in City Block 225, Lot 48 *[The applicant is seeking preliminary and final major site plan approval along with use and bulk variance relief to construct a stealth rooftop wireless telecommunications facility and equipment with backup generator on the existing building.]*

Frank Ferraro, Esq., attorney for the applicant asked the Board to grant an adjournment to the August 19, 2019 meeting because only five commissioners were present at this meeting. He is seeking a full Board of seven eligible voting commissioners.

Commissioner Adams made the motion to adjourn the matter to the August 19, 2019 regular meeting and Commissioner Lombardi seconded the motion. A unanimous vote followed.

Adoption of Resolutions:

- **Z-19-013 KFG REALTY, LLC – Site: 502 Broadway in City Block 197, Lot 8**
 - Commissioner Adams made a motion to adopt the resolution and Commissioner Lombardi seconded the motion. A unanimous vote followed.
- **Z-19-017 - 554 AVE C HCPVI, LLC – Site: 554 Avenue C in City Block 189, Lot 37**
 - Commissioner Adams made a motion to adopt the resolution and Commissioner Lombardi seconded the motion. A unanimous vote followed.
- **Z-19-019 - 552 AVE C HCPVI, LLC – Site: 552 Avenue C in City Block 189, Lot 38**
 - Commissioner Adams made a motion to adopt the resolution and Commissioner Egan seconded the motion. A unanimous vote followed.
- **Z-19-015 - 548 AVE C HCPVI, LLC – Site: 548 Avenue C in City Block 189, Lot 39**
 - Commissioner Egan made a motion to adopt the resolution and Commissioner Lombardi 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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