

**CITY OF BAYONNE  
SITE PLAN REFERRAL  
AND  
REQUEST FOR RECOMMENDATION**

Joseph Benkert  
Building Construction Official

Date: April 27, 2026  
Application number: Z-26-002

Joseph Coughlin  
Fire Sub-Code Official

Applicant Name: Phil Elsaker and Stephen Elsaker

Joseph Ryan  
Historic Preservation Commission

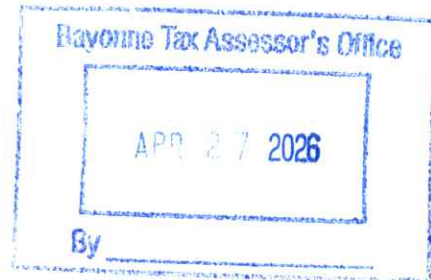
Site address: 14 O'Brien Court  
Block 249, Lot 36

Robert Zawistowski  
Bayonne Environmental Commission

Joseph Skillender  
Director of Planning, Zoning and Development

Greg Avalesi  
City Engineer

Donna Miller, PP, AICP  
Consulting City Planner



Jessica Connors  
Tax Assessor

Attorney for Applicant: Peter Cecinini, Esq.

Planning Board  
 Zoning Board of Adjustment

**ALL EXHIBITS WILL BE SENT TO YOU ELECTRONICALLY.**

*Also, please advise if there are any outstanding fines, assessments and/or UCC penalties.*

The Board has placed the matter on the agenda for the meeting of May 18, 2026

Please provide your comment by: May 11, 2026

COMMENTS: *(Use separate sheet if necessary)*

No action required by the Tax Assessor as there is  
no change to the Block & Lot.

Dated: 5/1/26

Signed: Jessie HR

Agency: Tax Assessor