



AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, APRIL 18, 2022
6:00 P.M.



Clifford J. Adams (Chairman), Nicholas DiLullo (Vice-Chairman), Louis Lombardi (Secretary)
Commissioners: Joseph Pineiro, Arrigo De Ros, Jr., Ehab Gamal, Cindi Sisk-Galvin,
Ryan Blake (Alternate #1), Mahmoud Fares (Alternate #2),
Susan Contey (Alternate #3), Joseph McCourt (Alternate #4)
Richard N. Campisano, Esq., Board Counsel
Alicia Losonczy, Planning/Zoning Board of Adjustment Administrator
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 March 21, 2022
V.	<u>Communications:</u>
VI.	<u>Public Hearing:</u> Z-21-011 – EMMA LOUISE CAMPBELL O'NEILL – SITE: 23 Cottage Street; Block 319, Lot 6.01 <i>[The applicant is seeking a Certificate of Non-Conformity from the Board pursuant to the MLUL, to allow for the continued use of the property as a commercial art gallery.]</i> <i>Paul Weeks, Esq., attorney for applicant</i>
VII.	<u>Adoption of Resolutions:</u> Z-21-007 – ABBA KARAS REALTY, LLC by RAMEZ ZAKI – Site: 73 and 77 WEST 32ND STREET; BLOCK 144, LOTS 17 AND 18 Z-21-014 - STS. PETER AND PAUL GREEK CHURCH – Site: 93-95 WEST 27TH STREET AND 94-96 WEST 28TH STREET; BLOCK 170, LOTS 2 AND 24

cc: All members
Madelene Medina, City Clerk
Robert Geisler, Police Chief
Keith Weaver, Fire Chief
Sharon Nadrowski, Council President
Susan Bischoff, C.S.R.

Robert Russo, P.E., Consulting City Engineer
Malvika Apte, P.P. Consulting City Planner
Tracey Tuohy, Zoning Officer
Richard Bielinski, Construction Official
Joseph Coughlin, Fire Sub-Code Official
BAY-TV

Suzanne Mack, P.P., City Planner
Robert Zawistowski, B.E.C.
Maureen Pona
Jersey Journal
Star Ledger