



AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, DECEMBER 21, 2020
6:00 P.M.



Mark Urban, Chairman, Clifford J. Adams, Vice-Chairman, Louis Lombardi, Secretary
Commissioners: Joseph Pineiro, Nicholas DiLullo, Arrigo De Ros, Jr., John Calcaterra
Jake Iapicca, Alt. #1, Ehab Gamal, Alt. #2
Richard N. Campisano, Esq., Board Counsel
Alicia Losonczy, Planning/Zoning Board of Adjustment Secretary
Malvika Apte, P.P., Consulting City Planner
Robert Russo, P.E., City Engineer's Office

	<i>This meeting will be conducted by electronic means in accordance with the “Senator Byron M. Baer Public Meetings Act” of 2020, which explicitly permits a public body to conduct a meeting electronically during a State of Emergency. Governor Murphy issued executive orders 103 and 107 declaring a “Public Health Emergency and State of Emergency” and directing residents to quarantine and practice social distancing.</i>
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 November 16, 2020
V.	<u>Communications:</u> Letter from Peter Cecinini, Esq., attorney for applicant, for Z-19-032 – RAMEZ ZAKI– Site 73 West 32nd Street in City Block 144, Lot 18, requesting the matter be adjourned until the January 25, 2021 meeting
VI.	<u>Reorganization:</u> - Election of Officers - Appointment of Board Personnel - Adoption of 2021 Calendar
VII.	<u>Public Hearing:</u> Z-19-032 – RAMEZ ZAKI – Site: 73 West 32nd Street in City Block 144, Lot 18 <i>[The applicant is seeking preliminary and final major site plan approval, use and bulk variance relief to allow the construction of a three-story residential building with ten (10) residential units and fourteen (14) parking spaces.]</i> <i>Peter Cecinini, Esq., attorney for applicant</i>
VIII.	<u>Public Hearing:</u> Z-20-008 – GOODMAN LOFTS, LLC – Site: 21 – 25 West 20th Street in City Block 216, Lot 8 <i>[The applicant is seeking preliminary and final major site plan approval, use and bulk variance relief to allow the renovation of the existing building and create ten (10) residential units with parking for three (3) cars.]</i> <i>Erica Edwards, Esq., attorney for applicant</i>
IX.	<u>Public Hearing:</u> Z-20-015 – POWER FOR LIVING CHRISTIAN CULTURAL CENTER – Site: 813–817 Broadway in City Block 113, Lot 16 <i>[The applicant is seeking preliminary and final major site plan along with use and bulk variance relief to allow a Christian Cultural Center at the site.]</i> <i>Paul Weeks, Esq., attorney for applicant</i>
X.	<u>Presentation</u> Presentation by Joseph DeMarco, Esq. (Special Redevelopment Counsel) in regard to recent modifications to the Zoning Ordinance and the Long Term Control Plan <i>Presentation by Joseph DeMarco, Esq</i>
XI.	<u>Adoption of Resolutions:</u> Z-20-016 – 46 WEST 22ND STREET, LLC – Site: 46 West 22nd Street in City Block 369, Lot 24 Z-20-007 – IGLESIA PENTECOSTES CRISTO VIVE CORP – Site: 233 Broadway in City Block 277, Lot 28 Z-20-018 – 1044 BROADWAY, LLC – Site: 1044 Broadway in City Block 46, Lot 46

cc: All members
Madelene Medina, City Clerk
Malvika Apte, P.P. Consulting City Planner
Keith Weaver, Fire Chief
Sharon Nadrowski, Council President
Susan Bischoff, C.S.R.

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

Suzanne Mack, P.P., City Planner
Robert Zawistowski, B.E.C.
Robert Geisler, Police Chief
Jersey Journal
Star Ledger