



AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, FEBRUARY 22, 2021
6:00 P.M.



Mark Urban - Chairman, Clifford J. Adams - Vice-Chairman, Louis Lombardi - Secretary
Commissioners: Joseph Pineiro, Nicholas DiLullo, Arrigo De Ros, Jr., Ehab Gamal
Cindi Sisk-Galvin, Alt. #1, Saideh Brown, 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 January 25, 2021
V.	<u>Communications:</u>
VI.	Z-18-008 – PENTECOSTAL MISSIONARY CHURCH OF CHRIST – Site: 363 Broadway; Block 240, Lot 23 <i>[Motion to dismiss for lack of prosecution]</i>
VII.	<u>Public Hearing: (continued)</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>
VIII.	<u>Public Hearing:</u> Z-20-012 – JOHN MOZUMDAR – Site: 295 Avenue B in City Block 33, Lot 16 <i>[The applicant is seeking to convert the ground floor commercial space to a residential unit in this existing two-story building.]</i> <i>Peter Cecinini, Esq., attorney for applicant</i>
IX.	<u>Public Hearing:</u> Z-21-001 – MARIM FAM– Site: 42 Country Village Court in City Block 235, Lot 8 <i>[The applicant is seeking a Certificate of Non-Conformity from the Zoning Board of Adjustment for the use of the property as a two-unit dwelling located in the R-1 District which only permits detached single-family dwellings.]</i> <i>Pasquale Agresti, Esq., attorney for applicant</i>
X.	<u>Adoption of Resolutions:</u> Z-20-015 – POWER FOR LIVING CHRISTIAN CULTURAL CENTER – Site: 813-817 Broadway in City Block 113, Lot 16 Z-18-008 – PENTECOSTAL MISSIONARY CHURCH OF CHRIST – Site: 363 Broadway; Block 240, Lot 23

cc: All members	Robert Russo, P.E., Consulting City Engineer	Suzanne Mack, P.P., City Planner
Madelene Medina, City Clerk	Tracey Tuohy, Zoning Officer	Robert Zawistowski, B.E.C.
Malvika Apte, P.P. Consulting City Planner	Richard Bielinski, Construction Official	Robert Geisler, Police Chief
Keith Weaver, Fire Chief	Joseph Coughlin, Fire Sub-Code Official	Jersey Journal
Sharon Nadrowski, Council President	Maureen Pona	Star Ledger
Susan Bischoff, C.S.R.	BAY-TV	