



**AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, SEPTEMBER 20, 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, Ryan Blake, Alt. #2
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 August 16, 2021
V.	<u>Communications:</u> Letter received from Michael Miceli, Esq. of Prime & Tuvel, the attorney representing application Z-21-008 – FLY JET SKI, LLC – 50 Marina Drive in City Block 47, Lot 8, requesting the application be carried to the next regular Zoning Board of Adjustment meeting scheduled for October 18, 2021
VI.	<u>Public Hearing:</u> Z-20-013 – RAAFAT IKLADOUS – Site: 53-55 Broadway in City Block 369, Lot 241 <i>[The applicant is seeking preliminary and final major site plan approval as well as use and bulk variance relief in order to allow the construction of a two-story addition at this site.]</i> <i>Paul N. Weeks, Esq., attorney for applicant</i>
VII.	<u>Public Hearing:</u> Z-21-008 – FLY JET SKI, LLC – Site: 50 Marina Drive in City Block 47, Lot 8 <i>[The applicant is requesting an appeal of the Zoning Officer's Determination and an Interpretation of the Zoning Ordinance as they were denied use of the Marina at Boatworks for a Jet-Ski Rental Business.]</i> <i>Benjamin T.F. Wine, Esq., attorney for applicant</i>
IX.	<u>Adoption of Resolutions:</u> Z-20-006 – US MASTERS RESIDENTIAL PROPERTY FUND (USA) – Site: 126 West 16th Street in City Block 244, Lot 26

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, 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