



AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, OCTOBER 18, 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 September 20, 2021
V.	<u>Communications:</u> none
VI.	<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>
VII.	<u>Public Hearing:</u> Z-20-013 – RAAFAT IKLADOUS – Site: 53-55 Broadway in City Block 369, Lot 24 <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>
VIII.	<u>Public Hearing:</u> Z-21-010 – 112 KENNEDY BOULEVARD - Site: 112 Kennedy Boulevard in City Block 335, Lot 16 <i>[The applicant is seeking an appeal to the Zoning Officer's determination letter dated August 13, 2021 to continue the current use of the property; a ground floor commercial use with two residential units above along with a detached building in the rear of the property containing one residential unit.]</i> <i>John Zucker, Esq., attorney for applicant</i>
IX.	<u>Adoption of Resolutions:</u>

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