



AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, DECEMBER 20, 2021
6:00 P.M.



Clifford J. Adams - Vice-Chairman, Louis Lombardi - Secretary
Commissioners: Joseph Pineiro, Nicholas DiLullo, Arrigo De Ros, Jr., Ehab Gamal
Cindi Sisk-Galvin, Ryan Blake - Alt. #1, Susan Contey - Alt. #2,
Mahmoud Fares - Alt. #3, Joseph McCourt – Alt #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 November 15, 2021
V.	<u>Reorganization:</u> • Election of Officers • Appointment of Board Personnel • Adoption of 2022 Calendar
VI.	<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>
VII.	<u>Public Hearing:</u> Z-21-009 – REMINO BAYONNE, LLC – Site: 120-122 West 33rd Street in City Block 143, Lot 28 <i>[The applicant is seeking preliminary and final major site plan approval, use and bulk variance relief for the construction of a four-story multi-residential building consisting of 9 residential units and 9 on-site parking spaces.]</i> <i>William J. Finnerty, Esq, attorney for applicant</i>
VIII.	<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>Richard L. Schneider Esq., attorney for applicant</i>
IX.	<u>Public Hearing:</u> Z-21-015 – ELCO FISHERMAN’S MARINA, 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>John R. Edwards, Esq., attorney for applicant</i>
X.	<u>Public Hearing:</u> Z-21-005 – SHWETA NATASHA SHARMA – Site: 14 West 49th Street in City Block 64, Lot 32 <i>[The applicant seeks bulk variance relief in order to construct a new two-family, three-story residence with attached garage.]</i> <i>Michael P. Bonner, Esq, attorney for applicant</i>
XI.	<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