



**AGENDA**  
**REGULAR MEETING**  
**CITY OF BAYONNE**  
**ZONING BOARD OF ADJUSTMENT**  
**CITY COUNCIL CHAMBERS**  
**630 AVENUE C**  
**BAYONNE, NJ 07002**  
**MONDAY, JANUARY 24, 2022**  
**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

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| 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.   | <b><u>Adoption of minutes:</u></b><br>Regular meeting held on December 20, 2021                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| V.    | <b><u>Communications:</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| VI.   | <b><u>Annual Report:</u></b><br>Adoption of Zoning Board of Adjustment Annual Report for Calendar Year 2021 pursuant to N.J.S.A. 40:55D-70-1                                                                                                                                                                                                                                                                                                                                                                                                         |
| VII.  | <b><u>Public Hearing: (carried)</u></b><br><b>Z-21-008 – FLY JET SKI, LLC – Site: 50 Marina Drive in City Block 47, Lot 8</b><br><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><br><br><i>Richard L. Schneider Esq., attorney for applicant</i>                                                                                                                                |
| VIII. | <b><u>Public Hearing: (carried)</u></b><br><b>Z-21-015 – ELCO FISHERMAN’S MARINA, LLC – Site: 50 Marina Drive in City Block 47, Lot 8</b><br><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><br><br><i>John R. Edwards, Esq., attorney for applicant</i>                                                                                                                        |
| IX.   | <b><u>Public Hearing:</u></b><br><b>Z-21-04 – STS. PETER AND PAUL GREEK CHURCH – SITE: 93-95 West 27<sup>th</sup> Street and 94-96 West 28<sup>th</sup> Street; Block 170, Lots 2 and 24</b><br><i>The applicant proposes a subdivision of Lot 2 so that 92 and 95 West 27th Street each have their own lot and also to relocate the rear lot line of Lot 24 further back so that the church annex building is entirely contained on the same lot as the 28th Street church building.</i><br><br><i>Peter Cecinini, Esq., attorney for applicant</i> |
| X.    | <b><u>Public Hearing:</u></b><br><b>Z-21-011 – EMMA LOUISE CAMPBELL O’NEILL – SITE: 23 Cottage Street; Block 319, Lot 6.01</b><br><i>The applicant is seeking preliminary and final major site plan approval, use and bulk variance relief to allow the use of the premises as a commercial art gallery.</i><br><br><i>Paul Weeks, Esq., attorney for applicant</i>                                                                                                                                                                                  |
| XI.   | <b><u>Adoption of Resolutions:</u></b> <ul style="list-style-type: none"><li><b>RESOLUTION ADOPTING THE ANNUAL REPORT ON VARIANCE APPLICATIONS AND APPEALS FOR VARIANCES FOR CALENDAR YEAR 2021</b></li><li><b>Z-20-013 – RAAFAT IKLADOUS – Site: 53-55 Broadway in City Block 369, Lot 24</b></li><li><b>Z-21-005 – SHWETA NATASHA SHARMA – Site: 14 West 49<sup>th</sup> Street in City Block 64, Lot 32</b></li><li><b>Z-21-009 – REMINO BAYONNE, LLC–Site: 120-122 West 33<sup>rd</sup> Street in City Block 143, Lot 28</b></li></ul>           |

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