



AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, FEBRUARY 28, 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

	<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 December 20, 2021
V.	<u>Communications:</u>
VI.	<u>Annual Report:</u> Adoption of Zoning Board of Adjustment Annual Report for Calendar Year 2021 pursuant to N.J.S.A. 40:55D-70-1
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>Richard L. Schneider Esq., attorney for applicant</i>
VIII.	<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>
IX.	<u>Public Hearing:</u> Z-21-04 – STS. PETER AND PAUL GREEK CHURCH – SITE: 93-95 West 27th Street and 94-96 West 28th Street; Block 170, Lots 2 and 24 <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> <i>Peter Cecinini, Esq., attorney for applicant</i>
X.	<u>Public Hearing:</u> Z-21-011 – EMMA LOUISE CAMPBELL O’NEILL – SITE: 23 Cottage Street; Block 319, Lot 6.01 <i>[The applicant is seeking a Certificate of Non-Conformity from the Board pursuant to the MLUL, to allow for the continued use of the property as a commercial art gallery.]</i> <i>Paul Weeks, Esq., attorney for applicant</i>
XI.	<u>Adoption of Resolutions:</u> • RESOLUTION ADOPTING THE ANNUAL REPORT ON VARIANCE APPLICATIONS AND APPEALS FOR VARIANCES FOR CALENDAR YEAR 2021 • Z-20-013 – RAAFAT IKLADOUS – Site: 53-55 Broadway in City Block 369, Lot 24 • Z-21-005 – SHWETA NATASHA SHARMA – Site: 14 West 49th Street in City Block 64, Lot 32 • Z-21-009 – REMINO BAYONNE, LLC–Site: 120-122 West 33rd Street in City Block 143, Lot 28

cc: All members
Madelene Medina, City Clerk
Robert Geisler, Police Chief
Keith Weaver, Fire Chief
Sharon Nadrowski, Council President
Susan Bischoff, C.S.R.

Robert Russo, P.E., Consulting City Engineer
Malvika Apte, P.P. Consulting City Planner
Tracey Tuohy, Zoning Officer
Richard Bielinski, Construction Official
Joseph Coughlin, Fire Sub-Code Official
BAY-TV

Suzanne Mack, P.P., City Planner
Robert Zawistowski, B.E.C.
Maureen Pona
Jersey Journal
Star Ledger