



**AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, MARCH 21, 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 February 28, 2022
V.	<u>Communications:</u> Letter from Mr. John Powers for Application Z-20-008 - Site: 21-25 West 20th Street; Block 216, Lot 8 requesting a one-year extension within which to begin construction
VI.	<u>Public Hearing:</u> Z-21-014 – 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>
VII.	<u>Public Hearing:</u> Z-21-007 – ABBA KARAS REALTY, LLC BY RAMEZ ZAKI – SITE: 73 AND 77 West 32ND Street; Block 144, Lots 17 and 18 <i>[The applicant is seeking preliminary and final major site plan approval, use and bulk variance relief in order to demolish the two existing one-family houses on each of the lots and to construct a four-story, 20-unit building with 25 parking spaces.]</i> <i>Peter Cecinini, Esq., attorney for applicant</i>
VIII.	<u>Adoption of Resolutions:</u> Z-20-008 – GOODMAN LOFTS, LLC – Site: 21-25 West 20th Street; Block 216, Lot 8 Z-21-008 – FLY JET SKI, LLC – Site: 50 Marina Drive in City Block 47, Lot 8 Z-21-015 – ELCO FISHERMAN’S MARINA, LLC – Site: 50 Marina Drive in City Block 47, Lot 8

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