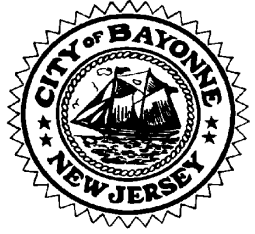


AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, JULY 18, 2022
6:00 P.M.



Clifford J. Adams (Chairman), Nicholas DiLullo (Vice-Chairman), Louis Lombardi (Secretary)
Commissioners: Joseph Pineiro, Arrigo De Ros, Jr., Ehab Gamal, Cindi Sisk-Galvin,
Ryan Blake (Alternate #1), Mahmoud Fares (Alternate #2),
Susan Contey (Alternate #3), Joseph McCourt (Alternate #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 May 16, 2022
V.	<u>Communications:</u> - Letter from Zoning Board of Adjustment Commissioner Ryan Blake dated June 1, 2022 resigning from the Board effective July 1, 2022 - E-mail from Zoning Board of Adjustment Commissioner Ehab Gamal dated June 30, 2022 resigning from the Board effective immediately - E-mail from Matthew P. Posada, Esq., attorney for Application Z-22-001 The L Group, LLC – Site: New Hook road and East 22nd Street; Block 452.02, Lot 5.01 requesting the Appeal of the Zoning Officer's Decision scheduled to be heard this evening be adjourned to the September 19, 2022 hearing date with notice to be carried - E-mail from Paul Weeks requesting to adjourn Item Z-21-011 – Emma Louise Campbell O'Neill – Site: 23 Cottage Street; Block 319, Lot 6.01 to the August 15, 2022 meeting
VI.	<u>Motion to Dismiss for lack of prosecution:</u> Z-20-010 – MARGARET SWEENEY – Site: 855-859 Kennedy Boulevard; Block 137, Lot 18 <i>[Application was filed August 14, 2020. Letter of Incompleteness was sent to applicant's attorney on September 10, 2020 with no response. Notice of Dismissal sent to applicant's attorney on April 26, 2022. Request being made of the Board for dismissal since applicant's attorney failed to respond.]</i>
VII.	<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>
VIII.	<u>Public Hearing:</u> Z-22-001 – THE L GROUP, LLC – SITE: NEW HOOK ROAD AND EAST 22ND STREET; Block 452.02, Lot 5.01 <i>[The applicant is seeking an appeal to the Zoning Officer's decision that the use of a commercial parking facility is strictly limited to automobiles and does not include the parking of commercial vehicles such as trucks, tractor trailers and automobile transporters.]</i> <i>Matthew Posada, Esq., attorney for applicant</i>
IX.	<u>Adoption of Resolutions:</u> Z-20-010 – MARGARET SWEENEY – SITE: 855-859 KENNEDY BOULEVARD; BLOCK 137, LOT 18 (DISMISSAL)

cc: All members
Madelene Medina, City Clerk
Robert Geisler, Police Chief
Keith Weaver, Fire Chief
Gary LaPelusa, 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