



AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, AUGUST 15, 2022
6:00 P.M.



Clifford J. Adams (Chairman), Nicholas DiLullo (Vice-Chairman), Louis Lombardi (Secretary)
Commissioners: Joseph Pineiro, Arrigo De Ros, Jr., Cindi Sisk-Galvin, Mahmoud Fares,
Susan Contey (Alternate #1), Joseph McCourt (Alternate #2)
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 July 18, 2022
V.	<u>Communications:</u>
VI.	<u>Public Hearing:</u> Z-22-004 – DOMINGO MONEGRO – SITE: 167 PROSPECT AVENUE; Block 429, Lot 28 <i>[The applicant is seeking bulk variance relief to allow the construction of a new carport.]</i> <i>Paul Weeks, Esq., attorney for applicant</i>
VII.	<u>Public Hearing:</u> Z-22-005 – RAMY ESHAK – SITE: 76 HUMPHREY AVENUE; Block 350, Lot 5 <i>[The applicant is seeking bulk variance relief to allow the construction of a new carport.]</i> <i>Paul Weeks, Esq., attorney for applicant</i>
VIII.	<u>Public Hearing:</u> Z-22-006 – MICHAEL ATTAALAA – SITE: 6 ISABELLA AVENUE; Block 324, Lot 10 <i>[The applicant is seeking a variance to construct a six-foot fence on a corner property.]</i> <i>Paul Weeks, Esq., attorney for applicant</i>
IX.	<u>Public Hearing:</u> Z-22-002 – 321 BROADWAY BAYONNE, LLC – SITE: 321 BROADWAY; Block 252, Lot 19 <i>[The applicant seeks a use variance in order to construct a horizontal and vertical addition to the existing two-story building making it three-stories with one storefront commercial unit on the first floor, one ADA-accessible residential unit behind the commercial space, two residential units on the second floor and two residential units on the third floor.]</i> <i>Peter Cecinini, Esq., attorney for applicant</i>

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