



**AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, OCTOBER 17, 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, Susan Contey
Joseph McCourt (Alternate #1)
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 September 19, 2022
V.	<u>Communications:</u>
VI.	<u>Public Hearing:</u> Z-22-003 – 646 JFK, LLC – SITE: 646 KENNEDY BOULEVARD; Block 188, Lot 40 <i>[The applicant proposes to convert the mixed-use building from two (2) dwelling units and a ground floor commercial space to a three (3) family home.]</i> <i>Thomas Leane, Esq., Attorney for the Applicant</i>
VII.	<u>Public Hearing:</u> Z-22-007 – ALEXANDER MACKNIGHT – SITE: 100 WEST 17TH STREET; Block 238, Lot 43 <i>[The applicant is seeking a variance to construct two off-street parking stalls with electrical outlets for electric motor vehicles.]</i> <i>Stephen S. Rose, Esq., Attorney for applicant</i>
VIII.	<u>Public Hearing:</u> Z-22-008 – 207 BLACKSTONE HOLDINGS, LLC (MAJID MIRZA) – SITE: 207 AVENUE B; Block 60, Lot 18 <i>[The applicant is seeking a variance to allow the use of the ground floor area behind the garage as livable space.]</i> <i>Peter Cecinini, Esq., Attorney for applicant</i>
IX.	<u>Public Hearing:</u> Z-22-010 – 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 is seeking to subdivide 93-95 West 27th Street and change the lot lines in order to keep the church annex on the church property at 94-96 West 28th Street.]</i> <i>Peter Cecinini, Esq., Attorney for the Applicant</i>
X.	<u>Adoption of Resolutions:</u> Z-22-005 – RAMY ESHAK – SITE: 76 Humphrey Avenue; Block 350, Lot 5 Z-22-001 – THE L GROUP, LLC – SITE: New Hook Road and 22nd Street; Block 452.02, Lot 5.01 Z-21-011 – EMMA LOUISE CAMPBELL O'NEILL – SITE: 23 Cottage Street; Block 319, Lot 6.01

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
Joseph Benkert, Acting
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