



**AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, NOVEMBER 21, 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 October 17, 2022
V.	<u>Communications:</u>
VI.	<u>Public Hearing:</u> Z-21-016 – YAKOV BURAKOVSKY – Site: 112 Kennedy Boulevard; Block 335, Lot 16 <i>[The applicant is seeking preliminary and final major site plan approval along with use and bulk variances to convert this pre-existing non-conformity from one commercial/two residential to one commercial /three residential units; seeking approval for the detached residential building in the rear of the parcel.]</i> <i>John Zucker, Esq. Attorney for the Applicant</i>
VII.	<u>Adoption of Resolutions:</u> • Z-22-003 – 646 JFK, LLC – SITE: 646 KENNEDY BOULEVARD; Block 188, Lot 40 • Z-22-007 – ALEXANDER MACKNIGHT – SITE: 100 WEST 17TH STREET; Block 238, Lot 43 • Z-22-008 – 207 BLACKSTONE HOLDINGS, LLC (MAJID MIRZA) – SITE: 207 AVENUE B; Block 60, Lot 16 • 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

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