



AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, APRIL 17, 2023
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), Edward Lubach, Jr. (Alternate #2)
Thomas Frain (Alternate #3) and Islam Elgarhi (Alternate #4)
Richard N. Campisano, Esq., Board Counsel
Alicia Losonczy, Planning/Zoning Board of Adjustment Administrator
Robert Russo, P.E., City Engineer's Office
James Clavelli, AICP, PIT, Consulting City Planner

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 March 20, 2023
V.	<u>Communications:</u>
VI.	<u>Public Hearing:</u> <u>Whispering Woods Hearing</u> in Accordance with the Settlement Agreement Executed by ABBA KARAS REALTY, LLC BY RAMEZ ZAKI, et al v. The City of Bayonne, et al Z-21-007 – ABBA KARAS REALTY, LLC BY RAMEZ ZAKI – SITE: 73 AND 77 West 32 ND Street; Block 144, Lots 17 and 18 [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>Peter Cecinini, Esq., attorney for applicant</i>
VII.	<u>Public Hearing:</u> Z-22-015 – KAMAL GIRGIS – SITE: 46 WEST 21 ST STREET; Block 216, Lot 32 [The applicant is seeking preliminary and final major site plan approval, use and bulk variance relief to convert the existing two-family residence into a four-family residence.] <i>Paul Weeks, Esq., attorney for applicant</i>
VIII.	<u>Adoption of Resolutions:</u> • Z-23-001 – ST. MARIA GROUP CORP - Site: 12 West Grand Street; Block 64, Lot 29 • Z-21-007 – ABBA KARAS REALTY, LLC by RAMEZ ZAKI – Site: 73 and 77 West 32nd Street; Block 144, Lots 17 and 18
IX.	<u>Executive Session: (as needed)</u> As needed to discuss litigation, personnel or other matters.

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
James Clavelli, AICP, PIT, Consulting City Planner
Tracey Tuohy, Zoning Officer
Joseph Benkert, 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