



**AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, JUNE 26, 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 April 17, 2023 and May 15, 2023
V.	<u>Communications:</u>
VI.	<u>Public Hearing:</u> Z-23-002 – ALI QURESHI – SITE: 10 ELM COURT; Block 473.02, Lot 10 <i>[The applicant is seeking bulk variance relief for lot coverage in order to construct a new deck in the rear yard.]</i> <i>Paul Weeks, Esq., attorney for applicant</i>
VII.	<u>Public Hearing:</u> Z-22-011 – 990 BROADWAY PROPERTIES, LLC – SITE: 990 BROADWAY; Block 66, Lot 52 <i>[The applicant is seeking to convert an existing, vacant residential unit over the present ground-floor commercial use to construct a kitchen to serve the ground floor commercial use of a bar/tavern.]</i> <i>Peter Cecinini, Esq., attorney for applicant</i>
VIII.	<u>Public Hearing:</u> Z-22-014 – IGLESIA REHOBOTH NJ JESUCRISTO ES LA REPUESTA, INC. – SITE: 416 AVENUE C; Block 231, Lot 55 <i>[The applicant is seeking relief to use the ground floor of this mixed-use property located in the C-1 Neighborhood Commercial District as a church.]</i> <i>Paul Weeks, Esq., attorney for applicant</i>
IX.	<u>Adoption of Resolutions:</u> Z-23-001 – ST. MARIA GROUP CORP - Site: 12 West Grand Street; BLOCK 64, LOT 29
X.	<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