



AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, SEPTEMBER 18, 2023
6:00 P.M.



Clifford J. Adams (Chairman), Nicholas DiLullo (Vice-Chairman), Louis Lombari (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 July 17, 2023
V.	<u>Communications:</u> •
VI.	<u>Dismissal</u> Z-22-009 – LANDMARK PROPERTIES NJ, LLC – Site: 482 Kennedy Boulevard; Block 230, Lot 45 <i>[Motion to dismiss for lack of prosecution]</i>
VII.	<u>Public Hearing:</u> Z-22-013 – MICHAEL ALVAREZ – Site: 215 Prospect Avenue in City Block 421, Lot 18 <i>[The applicant is proposing to convert the ground floor of this condo from a deli to a single (3) three-bedroom residential unit.]</i> <i>Paul Weeks, Esq., attorney for applicant</i>
VIII.	<u>Public Hearing:</u> Z-23-006 – TEMPLE BETH AM – SITE: 105-119 AVENUE B; Block 91, Lot 11 <i>[The applicant is seeking preliminary and final minor subdivision approval to subdivide the existing 18,750 square foot lot into two new lots so as to separate the synagogue (14,370 sf lot) from the single-family dwelling (4,020 sf lot) along with variance relief].</i> <i>Christopher Vitale, Esq., attorney for applicant</i>
IX.	<u>Public Hearing:</u> Z-23-008 – ANTHONY CANTALE TESTAMENTARY TRUST – Site: 428 Kennedy Boulevard in City Block 245, Lot 51 <i>[The applicant is seeking a Certificate of Non-Conformity from the Board pursuant to the MLUL, to allow for the continued use of the property as one commercial unit on the first floor and two residential units on the second floor.]</i> <i>Peter Cecinini, Esq., attorney for applicant</i>
X.	<u>Adoption of Resolutions:</u> • Z-21-012 – THARWAT KALDS – SITE: 18 WEST 40TH STREET; Block 105, Lot 27 • Z-21-013 – THARWAT KALDS – SITE: 23 WEST 40TH STREET; Block 101, Lot 13 • Z-22-009 – LANDMARK PROPERTIES NJ, LLC – SITE: 482 KENNEDY BOULEVARD; BLOCK 230, LOT 45
XI.	<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