



**AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, OCTOBER 16, 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
Edward Lubach, Jr. (Alternate #1), Thomas Frain (Alternate #2),
Islam Elgarhi (Alternate #3) and Ian Garvey (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 September 18, 2023
V.	<u>Communications:</u>
VI.	<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>
VII.	<u>Public Hearing:</u> Z-23-004 – 161 BROADWAY, LLC – Site: 161 Broadway in City Block 330, Lot 12 <i>[The applicant is seeking preliminary and final major site plan approval along with use and bulk variance relief to renovate the property to include one ground floor commercial space and two residential duplex units.]</i> <i>Christopher Vitale, Esq. attorney for applicant</i>
VIII.	<u>Public Hearing:</u> Z-23-014 – HENRY BUDNY – Site: 14 Prospect Avenue in City Block 460, Lot 16 <i>[The applicant is requesting a parking variance in order to convert the premises back to a two-family residence.]</i> <i>John A. Zucker, Esq. attorney for applicant</i>
IX.	<u>Adoption of Resolutions:</u> • Z-22-013 – MICHAEL ALVAREZ – Site: 215 Prospect Avenue in City Block 421, Lot 18 • Z-23-008 – ANTHONY CANTALE TESTAMENTARY TRUST – Site: 428 Kennedy Boulevard in City Block 245, Lot 51
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