



AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, NOVEMBER 20, 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 October 16, 2023
V.	<u>Communications:</u>
VI.	<u>Public Hearing:</u> Z-23- 011 – USNJREINVESTORS, LLC – SITE: 428 KENNEDY BOULEVARD; Block 230, Lot 45 <i>[The applicant is proposing to construct a two-family house with parking but variances are required for stories, lot width, lot depth and lot area.]</i> <i>Peter Cecinini, Esq., attorney for applicant</i>
VII.	<u>Public Hearing:</u> Z-23- 003 – 393 AVENUE C, LLC – SITE: 393 AVENUE C; Block 238, Lot 26 <i>[The applicant is seeking a use variance for this pre-existing non-conforming mixed-use building located in the R-3 Zone to have a dental practice on the ground floor and variances for parking and landscape buffer are being sought.]</i> <i>Peter Cecinini, Esq., attorney for applicant</i>
VIII.	<u>Adoption of Resolutions:</u> • Z-23-004 – 161 BROADWAY, LLC – Site: 161 Broadway in City Block 330, Lot 12 • Z-23-006 - TEMPLE BETH AM – Site: 105-119 Avenue B in City Block 91, Lot 11 • Z-23-014 – HENRY BUDNY – Site: 14 Prospect Avenue in City Block 460, Lot 16
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