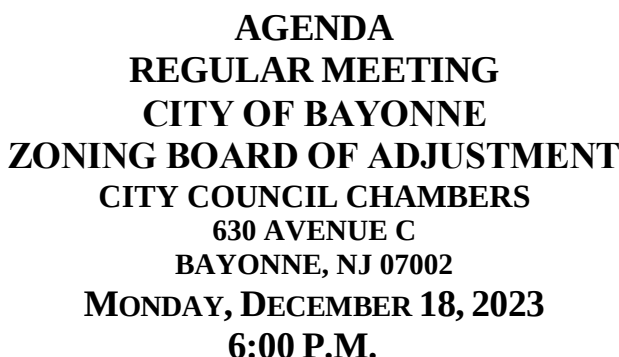




Clifford J. Adams (Chairman), Nicholas DiLullo (Vice-Chairman), Louis Lombardi (Secretary)
Commissioners: Joseph Pineiro, Arrigo De Ros, Jr., Cindi Sisk-Galvin, Susan Contey
Edward Lubach, Jr. (Alternate #1), Thomas Frain (Alternate #2),
Islam Elgarhi (Alternate #3) and Ian Garvey (Alternate #4)
Richard 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 November 20, 2023
V.	<u>Communications:</u> Letter dated November 2, 2023, received in the Land Use Office on November 8, 2023, from Paul Weeks, Esq. for Z-22-002 – 321 BROADWAY BAYONNE, LLC – Site: 321 Broadway; Block 252, Lot 19, where the applicant is requesting an extension until September 19, 2024
VI.	<u>Reorganization:</u> Election of Officers Appointment of Board Personnel Adoption of 2024 Calendar
VII.	<u>Public Hearing:</u> Z-23- 010 – 91 EAST 22, LLC – SITE: 91 EAST 22ND STREET; Block 449, Lot 10 <i>[The applicant seeks major site plan approval, a d(2) use variance, and bulk variance relief to allow the construction of a second story addition for commercial use (expansion of the Everything Bagel shop).]</i> <i>Paul N. Weeks, Esq., attorney for applicant</i>
VIII.	<u>Public Hearing:</u> Z-23- 012 – CONNOR BRACKEN – SITE: 12 SISSON COURT; Block 248, Lot 24 <i>[The applicant is proposing to construct a one-family house on the currently vacant parcel but variance relief is requested for lot area and building height.]</i> <i>Paul N. Weeks, Esq., attorney for applicant</i>
IX.	<u>Public Hearing:</u> Z-23- 015 – NEIL REYNOLDS – SITE: 69 Kennedy Boulevard; Block 346, Lot 17 <i>[The applicant is seeking preliminary and final major site plan approval to convert the existing ground floor commercial space into a two-bedroom residential apartment; bulk variance relief is required.]</i> <i>Paul N. Weeks, Esq., attorney for applicant</i>
X.	<u>Adoption of Resolutions:</u> - Z-23- 011 – USNJREINVESTORS, LLC – Site: 428 Kennedy Boulevard; Block 230, Lot 45 - Z-23-003 – 393 AVENUE C, LLC – Site: 393 Avenue C; Block 238, Lot 26 - Z-22-002 – 321 BROADWAY BAYONNE, LLC – Site: 321 Broadway; Block 252, Lot 19
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