



**AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, JANUARY 22, 2024
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 December 18, 2023
V.	<u>Communications:</u> Letter dated December 19, 2023 from Paul Weeks, Esq. for Z-18-011 – JAGZULA, LLC – Site: 484-486 Avenue C; Block 210, Lot 46, where the applicant is requesting an extension until October 15, 2024
VI.	<u>Annual Report:</u> Adoption of Zoning Board of Adjustment Annual Report for Calendar Year 2023 pursuant to N.J.S.A. 40:55D-70-1
VII.	<u>Public Hearing:</u> Z-23-019 - HUDSON PROPERTY HOLDINGS, LLP - Site 40 East 5th Street: Block 342, Lot 18 <i>[The applicant seeks to construct a two-family home on this presently vacant lot measuring 25 x 103.72; bulk variances are sought for lot frontage, lot area, lot area parking stall size and number of stories.]</i> <i>Peter Cecinini, Esq., attorney for applicant</i>
VIII.	<u>Public Hearing:</u> Z-23-020 - JOEL FELLER - Site: 68-70 East 5th Street: Block 343, Lot 17 <i>[The applicant is seeking a Certificate of Non-Conformity from the Board pursuant to the MLUL as a three-unit residential dwelling.]</i> <i>Paul Kapish, Esq., attorney for applicant</i>
IX.	<u>Adoption of Resolutions:</u> Z-23-003 – 393 AVENUE C – Site: 393 Avenue C in City Block 238, Lot 26 Z-23- 010 – 91 EAST 22, LLC – Site: 91 East 22nd Street; Block 449, Lot 10 Z-23-012 – CONNOR BRACKEN–Site: 12 SISSON COURT in City Block 248, Lot 24 Z-23- 015 – NEIL REYNOLDS – Site: 69 Kennedy Boulevard; Block 346, Lot 17
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