



**AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, FEBRUARY 12, 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 January 22, 2024
V.	<u>Communications:</u>
VI.	<u>Information Session:</u> Presentation of recent ordinance amendments made in 2023. <i>Joseph D. Skillender, Esq.</i> <i>Director of Planning, Zoning, and Development</i>
VII.	<u>Public Hearing:</u> Z-23-021 – KELLIE DUGAN – SITE: 38 EAST 5TH STREET: BLOCK 342, LOT 19 <i>[The applicant is seeking bulk variance relief for lot area, lot frontage, side yard setback, building height and number of stories to allow the construction of a new two-family home to replace the two-family home destroyed by fire.]</i> <i>Paul Weeks, Esq., attorney for applicant</i>
VIII.	<u>Adoption of Resolutions:</u> Z-23-019 - HUDSON PROPERTY HOLDINGS, LLP - Site: 40 East 5th Street: Block 342, Lot 18 Z-23-020 - JOEL FELLER - Site: 68-70 East 5th Street: Block 343, Lot 17
IX.	<u>Executive Session: (as needed)</u> As needed to discuss litigation, personnel or other matters.

cc: All members
Madelene Medina, City Clerk
Gary LaPelusa, Council President
Robert Russo, P.E., Consulting City Engineer
Suzanne Mack, P.P., City Planner
Brian M. Slauch, PP, AICP Consulting Planner

Susan Bischoff, C.S.R.
Robert Geisler, Police Chief
Keith Weaver, Fire Chief
Joseph Benkert, Construction Official
Joseph Coughlin, Fire Sub-Code Official

Tracey Tuohy, Zoning Officer
Maureen Pona
BAY-TV
Jersey Journal
Star Ledger