



**AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, APRIL 15, 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, PP, 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 February 12, 2024
V.	<u>Communications:</u> - Letter dated March 6, 2024 from Peter Cecinini, Esq. for Z-21-007 – ABBA KARAS REALTY LLC BY RAMEZ ZAKI – Site: 73 and 77 West 32nd Street; Block 144, Lots 17 and 18 where the applicant is requesting an extension until May 15, 2025 - Letter dated March 12, 2024 from Peter Cecinini, Esq. for Z-18-029 – EHTISHAM RAHAT HUSSAIN – Site: 1031 Broadway; Block 53, Lot 24 where the applicant is requesting an extension until July 13, 2025
VI.	<u>Public Hearing:</u> Z-24-001 – EMIL SOURS – SITE: 17 HARTLEY PLACE; BLOCK 290, LOT 4 <i>[The applicant seeks to construct a two-family home on this undersized lot; bulk variances are sought for lot frontage, lot size, and lot coverage.]</i> <i>Stephen S. Rose, Esq., Attorney for Applicant</i>
VII.	<u>Information Session:</u> Presentation of Planning and Zoning Ordinance updates. <i>Joseph D. Skillender, Esq., Director of Planning, Zoning, and Development</i>
VIII.	<u>Adoption of Resolutions:</u> Z-23-021 – KELLIE DUGAN – Site: 38 East 5th Street: Block 342, Lot 19 Z-21-007 - ABBA KARAS REALTY LLC BY RAMEZ ZAKI – Site: 73 and 77 West 32nd Street; Block 144, Lots 17 and 18 (extension) Z-18-029 – EHTISHAM RAHAT HUSSAIN – Site: 1031 Broadway; Block 53, Lot 24 (extension)
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. Slaugh, 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