



**AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, JUNE 17, 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 May 20, 2024
V.	<u>Communications:</u> Correspondence from John A. Zucker, Esq. dated May 13, 2024 for A & K Construction of NJ, LLC (Site: 64 West 31st Street in City Block 157, Lot 22) requesting the matter be carried to the June 11, 2024 meeting; new publication and notices to be sent (Z-22-012)
VI.	<u>Hearing:</u> Z-22-012 – A&K CONSTRUCTION OF NJ, LLC – SITE: 64 West 31st Street: Block 157, Lot 22 <i>[The applicant proposes to convert the existing one-family dwelling to a two-family dwelling; bulk variances are required for the following: minimum lot area, front yard setback, rear yard setback, side yard setback, building height, lot coverage, parking and proposed parking stall stall.]</i> <i>John Zucker, Esq., attorney for applicant</i>
VII.	<u>Adoption of Resolutions:</u> Z-24-001 – EMIL SOURS – Site: 17 Hartley Place in City Block 290, Lot 4
VIII.	<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