



AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, OCTOBER 21, 2024
6:00 P.M.



Nicholas DiLullo (Vice-Chairman), Louis Lombari (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 September 16, 2023
V.	<u>Communications:</u>
VI.	<u>Public Hearing:</u> Z-23-016 – LOVELY HOMES, LLC - SITE: 78 West 52nd Street; Block 44, Lot 35.01 <i>[The applicant seeks to perfect prior approval of application P-07-010 to construct a two-family home on this lot measuring 25 x 100; bulk variances are sought for rear yard setback, lot width, lot area and number of stories.]</i> <i>Peter Cecinini, Esq., attorney for applicant</i>
VII.	<u>Public Hearing:</u> Z-23-017 – LOVELY HOMES, LLC - Site: 80 West 52nd Street; Block 44, Lot 35.02 <i>[The applicant seeks to perfect prior approval of application P-07-010 to construct a two-family home on this lot measuring 25 x 100; bulk variances are sought for rear yard setback, lot width, lot area and number of stories.]</i> <i>Peter Cecinini, Esq., attorney for applicant</i>
VIII.	<u>Public Hearing:</u> Z-23-018 – LOVELY HOMES, LLC - Site: 82 West 52nd Street; Block 44, Lot 35.03 <i>[The applicant seeks to perfect prior approval of application P-07-010 to construct a two-family home on this lot measuring 25 x 100; bulk variances are sought for rear yard setback, lot width, lot area and number of stories.]</i> <i>Peter Cecinini, Esq., attorney for applicant</i>
IX.	<u>Public Hearing:</u> Z-24-008 – RANDY JOSKOWITZ, JENNIFER JOSKOWITZ, SCOT JOSKOWITZ AND JODI B. JOSKOWITZ – Site: 27 East 3rd Street; Block 356, Lot 6 <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>Christopher Vitale, Esq., attorney for applicant</i>
X.	<u>Public Hearing:</u> Z-24-007 – WILLIAM CABAN – Site: 67 West 18th Street: Block 224, Lot 17 <i>[The applicant is seeking a Certificate of Non-Conformity from the Board pursuant to the MLUL, to allow the reconstruction of a three-family home after severe damage from a fire in September 2021.]</i> <i>Paul Weeks, Esq., attorney for applicant</i>
XI.	<u>Adoption of Resolutions:</u>
XII.	<u>Executive Session: (as needed)</u> <u>Whispering Woods Hearing</u> discussion with regard to KAMAL GIRGIS, et al v. The City of Bayonne, et al Z-22-015 – KAMAL GIRGIS – SITE: 46 West 21st Street; Block 216, Lot 32 <i>[The applicant is seeking preliminary and final major site plan approval, use and bulk variance relief to convert the existing two-family residence into a four-family residence.]</i> <i>Paul Weeks, Esq., attorney for applicant</i>

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