



AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, DECEMBER 16, 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 November 18, 2024
V.	<u>Communications:</u>
VI.	<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>
VII.	<u>Public Hearing:</u> Z-24-009 – TPV PROPERTY, LLC - SITE: 204 JFK BOULEVARD: BLOCK 303, LOT 18 <i>[The applicant is seeking to enlarge the second floor apartment by adding two bedrooms and a playroom in the attic of this two-family residence; bulk variance relief is being sought for rear yard setback (existing), side yard setback (existing), lot coverage (existing) and number of stories.]</i> <i>Paul Weeks, Esq. attorney for the applicant</i>
VIII.	<u>Adoption of Resolutions:</u> • Z-23-016 – LOVELY HOMES, LLC - SITE: 78 West 52nd Street; Block 44, Lot 35.01 • Z-23-017 – LOVELY HOMES, LLC - Site: 80 West 52nd Street; Block 44, Lot 35.02 • Z-23-018 – LOVELY HOMES, LLC - Site: 82 West 52nd Street; Block 44, Lot 35.03 • Z-24-008 – RANDY JOSKOWITZ, JENNIFER JOSKOWITZ, SCOT JOSKOWITZ AND JODI B. JOSKOWITZ – Site: 27 East 3rd Street; Block 356, Lot 6
IX.	<u>Executive Session:</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