



**AGENDA  
REGULAR MEETING  
CITY OF BAYONNE  
ZONING BOARD OF ADJUSTMENT  
CITY COUNCIL CHAMBERS  
630 AVENUE C  
BAYONNE, NJ 07002  
MONDAY, JANUARY 27, 2025  
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  
Brian Slaugh, 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.   | <b><u>Adoption of minutes:</u></b><br>Regular meeting held on December 16, 2024                                                                                                                                                                                                                                                                                                                                                             |
| V.    | <b><u>Communications:</u></b> <ul style="list-style-type: none"><li>Communication from Christopher Cocchi dated December 19, 2024 requesting an extension for Z-20-014 187 BROADWAY, LLC - Site: 187 Broadway in City Block 318, Lot 18 through and including May 17, 2025</li></ul>                                                                                                                                                        |
| VI.   | <b><u>Annual Report:</u></b><br>Adoption of Zoning Board of Adjustment Annual Report for Calendar Year 2024 pursuant to N.J.S.A. 40:55D-70-1                                                                                                                                                                                                                                                                                                |
| VII.  | <b><u>Public Hearing:</u></b><br><b>Z-24-010 – LOU CHIORAZZI – Site: 129 Avenue F: Block 449, Lot 12</b><br><i>[The applicant would like to convert his current one-family residential building into a two-family residential building; bulk variance relief is being sought for lot area, lot frontage, front yard setback, rear yard setback, side yard setbacks and parking.]</i><br><i>Peter Cecinini, Esq., attorney for applicant</i> |
| VIII. | <b><u>Adoption of Resolutions:</u></b> <ul style="list-style-type: none"><li><b>Z-24-007 – WILLIAM CABAN – Site: 67 West 18<sup>th</sup> Street: Block 224, Lot 17</b></li><li><b>Z-24-009 – TPV PROPERTY, LLC - Site: 204 JFK Boulevard: Block 303, Lot 18</b></li><li><b>Z-20-014 - 187 BROADWAY, LLC - Site: 187 Broadway in City Block 318, Lot 18 (extension)</b></li></ul>                                                            |
| IX.   | <b><u>Executive Session: (as needed)</u></b><br>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