



**AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, MARCH 17, 2025
6:00 P.M.**



Nicholas DiLullo (Chairman), Joseph Pineiro (Vice-Chairman), Louis Lombardi (Secretary)
Commissioners: Arrigo De Ros, Jr., Cindi Sisk-Galvin, Susan Contey, Edward Lubach, Jr.,
Thomas Frain (Alternate #1), Islam Elgarhi (Alternate #2) and Ian Garvey (Alternate #3)
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.	<u>Adoption of minutes:</u> Regular meeting held on February 24, 2025
V.	<u>Communications:</u>
VI.	<u>Public Hearing:</u> Z-24-010 – LOU CHIORAZZI – Site: 129 Avenue F: Block 449, Lot 12 <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> <i>Paul Weeks, Esq., attorney for applicant</i>
VII.	<u>Public Hearing:</u> Z-24-011- KENNEDY BAYONNE, LLC – Site: 120 JF Kennedy Boulevard: Block 335, Lot 14 <i>[The applicant is requesting variance relief for interior conversion of the existing two-story, mixed-use building to a two-family residential dwelling; eliminating the ground-floor commercial use and one residential unit on the second floor, thus, creating a two-family dwelling.]</i> <i>Noemio A. Vellozzi, Esq., attorney for applicant</i>
VIII.	<u>Adoption of Resolutions:</u>
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