



**AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, MAY 19, 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 Slauch, 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> Adoption of the minutes of the regular meetings held on January 27, 2025 and March 17, 2025
V.	<u>Communications:</u>
VI.	<u>Public Hearing:</u> <i>Whispering Woods Hearing</i> in Accordance with the Settlement Agreement Executed by 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>
VII.	<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>
VIII.	<u>Public Hearing:</u> Z-24-006 – J & J BUILDERS, LLC – Site: 22 East 11th Street: Block 273, Lot 23 <i>[The applicant is proposing to construct a three-story, two-family house with parking but variances are required for stories, lot frontage, and lot area.]</i> <i>Matthew Posada, Esq., attorney for applicant</i>
IX.	<u>Adoption of Resolutions:</u> • Z-24-011- KENNEDY BAYONNE, LLC – Site: 120 JF Kennedy Boulevard: Block 335, Lot 14
X.	<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
Suzanne Mack, P.P., City Planner
Joseph Coughlin, Fire Sub-Code Official

Robert Russo, P.E., Consulting City Engineer
Robert Geisler, Police Chief
Keith Weaver, Fire Chief
Joseph Benkert, Construction Official
Brian M. Slauch, PP, AICP Consulting Planner

Tracey Tuohy, Zoning Officer
Maureen Pona
Susan Bischoff, C.S.R.
AV/Broadcasting Professionals