



**AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, JULY 21, 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 June 16, 2025
V.	<u>Communications:</u>
VI.	<u>Public Hearing:</u> Z-25-001 – FRANCIS CZERNIAWSKI – Site: 714A-716 Avenue E: Block 401, Lot 11.01 <i>[The applicant is requesting variance relief in order to construct a two-car garage that opens in the front for their two-family, attached home located in the TDD - Transit Development District.]</i> <i>Stephen S. Rose, Esq., attorney for applicant</i>
VII.	<u>Public Hearing:</u> Z-25-002 – 696-698 REAL ESTATE LLC – Site: 696-698 JFK Boulevard; Block 177, Lot 47 <i>[The applicant is seeking preliminary and final major site plan approval, a d(1) use variance, bulk variance relief and design waivers to construct a three-unit townhouse..]</i> <i>Matthew Posada, 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