



**AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, SEPTEMBER 15, 2025
6:00 P.M.**



Nicholas DiLullo (Chairman), Joseph Pineiro (Vice-Chairman), Louis Lombardi (Secretary)
Commissioners: Arrigo De Ros, Jr., Cindi Sisk-Galvin, 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>
V.	<u>Communications:</u>
VII.	<u>Public Hearing:</u> Z-25-005 – THE BLVD 1224, LLC – Site: 1224 Kennedy Boulevard: Block 25, Lots 7 and 8 [The applicant proposes interior alterations of the existing front commercial space which operates currently as a deli and convenience store to incorporate a new commercial kitchen and a pharmacy service area.] <i>Peter Cecinini, Esq., attorney for applicant</i>
VIII.	<u>Adoption of Resolutions:</u> • Z-25-001 – FRANCIS CZERNIAWSKI – Site: 714A-716 Avenue E: Block 401, Lot 11.01 • Z-25-002 – 696-698 REAL ESTATE LLC – SITE: 696-698 JFK BOULEVARD; BLOCK 177, LOT 47
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
Beth Polera
DPW
Broadcasting Room