



**AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, DECEMBER 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,
Islam Elgarhi, and Ian Garvey (Alternate #1)
Richard N. Campisano, Esq., Board Counsel
Alicia Losonczy, Planning/Zoning Board of Adjustment Administrator
Greg Valesi, 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> Communication from Peter Cecinini, Esq. dated November 13, 2025 requesting Z-25-005 – THE BLVD 1224, LLC - Site: 1224 JFK Boulevard in City Block 25, Lots 7 and 8 be carried from November 17, 2025 to December 15, 2025
VI.	<u>Public Hearing:</u> Z-25-005 – THE BLVD 1224, LLC – Site: 1224 Kennedy Boulevard: Block 25, Lots 7 and 8 <i>[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.] *carried from September 9, 2025*</i> <i>Peter Cecinini, Esq., attorney for applicant</i>
VII.	<u>Public Hearing:</u> Z-25-006 – SRL REALTY (Mike Napa) – Site: 78 West 16 Street: Block 245, Lot 33 <i>[The applicant is requesting a Certificate of Nonconformity for a three-unit, three-story residential building located in the R-2 zone.]</i> <i>Paul Weeks, 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
Greg Valesi, P.E., Consulting City Engineer
Suzanne Mack, P.P., City Planner
Brian M. Slaugh, PP, AICP Consulting Planner

Susan Bischoff, C.S.R.
Joseph Scerbo, 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