



AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, MARCH 16, 2026
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, Land Use Administrator
Greg Valesi, 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>
V.	<u>Communications:</u> 1. Letter from Paul Weeks, Esq. dated January 22, 2026 requesting Z-25-006 SRL REALTY (MIKE NAPA) Site: 78 West 16 th Street; Block 245, Lot 33 be carried from the January 26, 2026 meeting to the next meeting to be held on February 23, 2026
VI.	<u>Annual Report:</u> Adoption of Zoning Board of Adjustment Annual Report for Calendar Year 2024 pursuant to N.J.S.A. 40:55D-70-1
VII.	<u>Public Hearing:</u> Z-26-001 – ALICIA AND DAVID LOSONCZY – Site: 115 Avenue C: Block 353, Lot 25 <i>[The applicant is seeking use and bulk variance relief to convert the existing two-family dwelling to a three-family dwelling.]</i> <i>Paul Weeks, Esq., attorney for applicant</i>
VIII.	<u>Public Hearing:</u> Z-25-003 – ADVENT 31, LLC – Site: 34-36 East 31st Street: Block 159, Lots 26 and 27 <i>[The applicant is seeking preliminary and final major site plan approval and a d(1) use variance to demolish the existing two two-family houses and construct a 3.5 story, eight-unit building; bulk variance relief is sought for a fourteen foot curb, lot coverage and number of stories.]</i> <i>Paul Weeks, Esq., attorney for applicant</i>
IX.	<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>
X.	<u>Adoption of Resolutions:</u> Z-25-005 THE BLVD 1224, LLC – 1224 JF Kennedy Boulevard; Block 25, Lots 7 and 8
XI.	<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

Susan Bischoff, C.S.R.
Joseph Scerbo, Police Chief
Keith Weaver, Fire Chief
Joseph Benkert, Construction Official

Tracey Tuohy, Zoning Officer
Maureen Pona
Beth Polera
DPW

Suzanne Mack, P.P., City Planner
Brian M. Slauch, PP, AICP Consulting Planner

Joseph Coughlin, Fire Sub-Code Official

Broadcasting Room