



**AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, MAY 18, 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 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> 1. Letter from Paul Weeks, Esq. dated April 20, 2026 requesting Z-25-006 SRL REALTY (MIKE NAPA) Site: 78 West 16 th Street; Block 245, Lot 33 be withdrawn
VI.	<u>Annual Report:</u> Adoption of Zoning Board of Adjustment Annual Report for Calendar Year 2025 pursuant to N.J.S.A. 40:55D-70-1
VII.	<u>Public Hearing:</u> Z-26-002 – PHIL ELSAKER AND STEPHEN ELSAKER – Site: 14 O'Brien Court; Block 249, Lot 36 <i>[The applicant is seeking bulk variance and an expansion of a nonconformity in the R-2 District for this one-family house; whereas applicant seeks to add a kitchen to the second floor and convert it to a separate unit.]</i> <i>Paul Weeks, Esq., attorney for applicant</i>
IX.	<u>Adoption of Resolutions:</u> Z-25-003 ADVENT 31, LLC – Site: 34-36 East 31st Street; Block 159, Lots 26 and 27 Z-26-001 ALICIA AND DAVID LOSONCZY – Site: 115 Avenue C; Block 353, Lot 25
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
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
Broadcasting Room
Beth Polera
DPW