



AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, JULY 20, 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)
Alicia Losonczy, Land Use Administrator
Richard N. Campisano, Esq., Board Counsel
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>
VI.	<u>Public Hearing:</u> Z-26-004 – AMAL TAWADROS – Site: 527 Avenue A; Block 192, Lot 20 <i>[The applicant is seeking preliminary and final major site plan approval along with a bulk variance relief for: lot frontage, side yard setbacks, curb cut width, number of stories, and F.A.R. to construct a new 3-story, 5-unit building with seven parking spaces.]</i> <i>Peter Cecinini, Esq., attorney for applicant</i>
VII.	<u>Public Hearing:</u> Z-25-009 – ALL CLEAN LAUNDROMAT, LLC – Site: 159 West 31st Street; Block 150, Lot 16 <i>[The applicant is seeking a d(2) variance - expansion of a nonconforming use - in order to expand the existing laundromat into the space currently occupied by the existing residential unit; thus, creating a mixed-use building with one commercial unit and two residential units. Bulk variances are being requested, however, are pre-existing.]</i> <i>Peter Cecinini, 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
Melissa Godesky-Rodriguez, Council President
Andrew Casais, Business Administrator
Suzanne Mack, P.P., City Planner
Brian M. Slauch, PP, AICP, Consulting Planner

Greg Valesi, P.E., Consulting City Engineer
Andrew Raichle, P.E. Consulting City Engineer
Joseph Scerbo, Police Chief
Frank Pawlowski, Acting Fire Chief
Joseph Benkert, Construction Official
Joseph Coughlin, Fire Sub-Code Official

Tracey Tuohy, Zoning Officer
Susan Bischoff, C.S.R.
Beth Polera
Broadcasting Room
DPW