AGENDA
REGULAR MEETING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBERS
630 AVENUE C
BAYONNE, NJ 07002
MONDAY, SEPTEMBER 21, 2026
6:00 P.M.

Nicholas DiLullo (Chairman), Joseph Pineiro (Vice-Chairman), Louis Lombari (Secretary)
Commissioners: Arrigo De Ros, Jr., Cindi Sisk-Galvin, Thomas Frain,
Islam Elgarhi, and Ian Garvey (Alternate #1)
Frank Magaletta, Esq. and Scott Salmon, Esq. (Board Counsel)
Greg Valesi, P.E., City Consulting Engineering Office
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.	**Adoption of minutes**:
V.	**Communications:**
VI.	**Public Hearing:** **Z-25-007 – 177 3RD ST LLC – Site: 33 East Second Street; Block 371, Lot 2** *[The applicant is proposing to convert the existing one-family dwelling to a two-family dwelling and construct a two-story addition with relief being sought for lot coverage, lot frontage, front yard setback, and side yard setbacks.]* *Matthew Posada, Esq., attorney for applicant*
VII.	**Public Hearing:** **Z-26-003 – THE BLVD 1224, LLC – Site: 1224-1226 JFK Boulevard; Block 25, Lots 7 and 8** *[The applicant is seeking preliminary and final major site plan approval along with a d variance to convert the existing front commercial space at the mixed use building to incorporate a new commercial kitchen.]* *Peter Cecinini, Esq., attorney for applicant*
VIII.	**Adoption of Resolutions:** • **Z-25-009 – ALL CLEAN LAUNDROMAT, LLC – Site: 159 West 31st Street; Block 150, Lot 16**
IX.	**Executive Session:** ***(as needed)*** As needed to discuss litigation, personnel or other matters.

cc: All members
Madelene Medina, City Clerk
Melissa Godesy-Rodriguez, Council President
Greg Valesi, P.E., Consulting City Engineer
Joseph Coughlin, Fire Sub-Code Official
Susan Bischoff, C.S.R.
Joseph Scerbo, Police Chief
Frank Pawlowski, Fire Chief
Joseph Benkert, Construction Official
Brian M. Slaugh, PP, AICP Consulting Planner
Tracey Tuohy, Zoning Officer
Broadcasting Room
Beth Polera
DPW