

ZONING BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES
JUNE 18, 2018

A **REGULAR MEETING** of the Zoning Board of Adjustment was held on Monday, June 18, 2018, in the Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey.

Chairman Urban called the meeting to order at 6:06 p.m. Commissioner Egan called the roll. Present at the meeting were Chairman Urban, Commissioners Adams, Egan, De Ros, DiLullo, Dorans, Lombardi, Pineiro and Simmons were present.

Commissioners LeFante and Pelliteri were absent.

Also present was Richard N. Campisano, Esq., Board Counsel, Alicia Losonczy, Zoning Board of Adjustment Secretary and Robert Russo, PE, City Engineer's office.

After the Pledge of Allegiance to the Flag, Chairman Urban declared a quorum and advised that the Board had complied with the Open Public Meetings Act/Sunshine Law.

Adoption of Minutes:

Commissioner Adams made a motion to adopt the minutes of the regular meeting held on May 21, 2018. Commissioner Lombardi seconded the motion and a unanimous vote of eligible members followed.

Communications:

There were no communications.

Public Hearing:

Z-18-013 Silver Street Partners, LLC – Site: 16 Silver Street in City Block 326, Lot 31 *[The applicant is seeking a bulk variance for parking stall size.]*

John Zucker, Esq., attorney for the applicant, moved his exhibits into evidence and called his first witness. He stated that the managing member is Mitch Burakovsky.

Witness:

Al Sambade, RA, PP, from DAL Design Group, was sworn in as an expert witness. He provided information on his experience and Chairman Urban recognized Mr. Sambade as an expert. Mr. Sambade testified that the applicant is seeking a bulk variance for parking stall size and there is no site plan associated with this application. This is a twenty-five-foot lot and impossible to provide the parking size required. The applicant is proposing parking that is smaller than required but still considered a standard width in parking lots. This is a c2 bulk variance that is required and can be granted without substantial detriment to the public good. Mr. Sambade testified that the positive impact outweighs the negative impact for this project.

Board questions:

Chairman Urban questioned Mr. Sambade.

Audience questions:

There were no questions from the general public.

Closing Remarks:

Mr. Zucker relied on the testimony provided and respectfully requested the Board approve the application.

Closed Caucus:

Chairman Urban stated that granting this application will not affect the public negatively and will definitely be approving this application. His fellow commissioners concurred that they will vote in the affirmative for this application.

Commissioner Adams made a motion to approve the application subject to any and all conditions agreed to and spread across the record. Commissioner Pineiro seconded the motion and a unanimous vote followed.

Adoption of Resolutions:

- **Z-18-004 – RICHARD CHERCHIO - Site: 120-122 West 39th Street in City Block 107, Lot 13**
 - Commissioner Adams made a motion to adopt the resolution and Commissioner Lombardi seconded the motion. A unanimous vote followed.
- **Z-18-010 – 160 EAST 22ND STREET 2-01 REALTY, LLC - Site: 160 East 22nd Street in City Block 464.01, Lot 2**
 - Commissioner Egan made a motion to adopt the resolution and Commissioner Adams seconded the motion. A unanimous vote followed.
- **Z-18-012 – PETER AWAD - Site: 140 West 3rd Street in City Block 363, Lot 28**
 - Commissioner Lombardi made a motion to adopt the resolution and Commissioner Adams seconded the motion. A unanimous vote followed.

A motion was made to close the meeting at 6:18 p.m.

Susan Bischoff, Certified Shorthand Reporter, took a transcript of the meeting.

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