



**ZONING BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES
DECEMBER 21, 2020**

A virtual meeting of the City of Zoning Board of Adjustment was conducted by electronic means on Monday, December 21, 2020 as permitted during this State of Emergency due to the COVID 19 pandemic.

Chairman Urban called the meeting to order at 6:25 p.m. Secretary Lombari called the roll. Present at the meeting were Chairman Urban, Commissioners Adams, Lombari, Pineiro, DiLullo and Gamal. Commissioners Calcaterra, DeRos and Iapicca were absent.

Also present were Richard Campisano, Esq., Board Counsel, Robert Russo, PE, City Engineer, Malvika Apte, PP, consulting City Planner and Alicia Losonczy, Zoning Board of Adjustment Secretary.

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 and as permitted during a State of Emergency as declared by Governor Phil Murphy. It is being conducted in accordance with all of the protocols and procedures set by the City of Bayonne and this Board in compliance with regulations issued by the State Department of Community Affairs for the conducting of open public meetings on a remote/virtual basis with use of a webinar-type platform.

Adoption of Minutes:

- Chairman Urban called for the adoption of the minutes from the November 16, 2020 regular meeting.
 - Commissioner Adams made the motion to adopt the minutes and Commissioner Pineiro seconded the motion. A unanimous vote of eligible members followed.

Communications:

- Letter from Peter Cecinini, Esq. for applicant, Z-19-032 – RAMEZ ZAKI – Site: 73 West 32nd Street in City Block 144, Lot 18 requesting the matter be adjourned until the January 25, 2021 meeting. New notice will be required.
 - Commissioner Adams made the motion to grant the one-year extension within which to begin construction and Commissioner Pineiro seconded the motion. A unanimous vote followed.
- Verbal request from Erica Edwards, Esq. attorney for applicant, Z-20-008 – GOODMAN LOFTS, LLC – Site: 21-25 West 20th Street in City Block 216, Lot 8 requesting the matter be adjourned until the January 25, 2021 meeting without further notice being required of the applicant.
 - Commissioner Adams made the motion to adjourn the matter until the January 25, 2021 meeting without further notice being required of the applicant and Commissioner DiLullo seconded the motion. A unanimous vote followed.
- Verbal request from Paul Weeks, Esq., attorney for applicant, Z-20-015 – POWER FOR LIVING CHRISTIAN CULTURAL CENTER – Site: 813-817 Broadway in City Block 113, Lot 16 requesting the matter be adjourned until the January 25, 2021 meeting without further notice being required of the applicant.
 - Commissioner Adams made the motion to adjourn the matter until the January 25, 2021 meeting without further notice being required of the applicant and Commissioner DiLullo seconded the motion. A unanimous vote followed.

Board Reorganization

- **Election of officers (nominated and unanimously voted in):**

- Mark Urban - Chairman

Commissioner Pineiro made the motion for this nomination and Commissioner Lombardi seconded the motion.

- Clifford Adams - Vice-Chairman

Commissioner Pineiro made the motion for this nomination and Commissioner Lombardi seconded the motion.

- Louis Lombardi - Secretary

Commissioner Pineiro made the motion for this nomination and Commissioner Adams seconded the motion.

- **Appointment of Support Personnel**

- Richard N. Campisano, Esq., Board Attorney
- Suzanne Mack, P.P., City Planner
- Robert Russo, P.E. Consulting City Engineer
- Malvika Apte, P.P., Consulting City Planner
- Alicia Losonczy, Board Secretary
- Susan Bischoff, Certified Shorthand Reporter
- Andy Raichle, Consulting City Engineer

Commissioner Pineiro made the motion for this appointment and Commissioner Lombardi seconded the motion.

- **Adoption of 2021 Calendar**

The following dates for the regular meetings to be held in 2021 were read by Commissioner Lombardi and unanimously adopted:

January 25, 2021 (Alternate date)
February 22, 2021 (Alternate date)
March 15, 2021
April 19, 2021
May 17, 2021
June 21, 2021
July 19, 2021
August 16, 2021
September 20, 2021
October 18, 2021
November 15, 2021
December 20, 2021

Commissioner Adams made the motion to adopt the 2021 calendar of meeting dates and Commissioner DiLullo seconded the motion.

Adoption of Resolutions:

- **Z-20-016 46 WEST 22ND STREET, LLC – Site: 46 West 22nd Street in City Block 210, Lot 41**
 - Commissioner Adams made a motion to adopt the resolution and Commissioner Pineiro seconded the motion. A unanimous vote of eligible members followed.
- **Z-20-007 IGLESIA PENTECOSTES CRISTO VIVE CORP – Site: 233 Broadway in City Block 277, Lot 28**
 - Commissioner Adams made a motion to adopt the resolution and Commissioner DiLullo seconded the motion. A unanimous vote of eligible members followed.
- **Z-20-018 1044 BROADWAY, LLC– Site: 1044 Broadway in City Block 46, Lot 46**
 - Commissioner Adams made a motion to adopt the resolution and Commissioner DiLullo seconded the motion. A unanimous vote of eligible members followed.

A motion was made to close the meeting at 6:43 p.m.

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

/akl