



**ZONING BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES
JULY 19, 2021**

A **REGULAR in-person MEETING** of the Zoning Board of Adjustment was held on Monday, July 19, 2021, in the Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey.

Chairman Urban called the meeting to order at 6:04 p.m. Secretary Lombari called the roll. Present at the meeting were Chairman Urban, Commissioners Adams, Lombari, DeRos, DiLullo, and Blake. Commissioners Pineiro, Gamal and Sisk-Galvin were absent.

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

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:

Chairman Urban called for the adoption of the minutes from the June 21, 2021 regular meeting.

Commissioner Adams made the motion to adopt the minutes and Commissioner DeRos seconded the motion. A unanimous vote of eligible members followed.

Communication:

- Correspondence from Anne Marie Rizzuto, Esq. of Weiner Law Group, LLP, dated July 16, 2021 for application Z-20-006 – US MASTERS RESIDENTIAL PROPERTY FUND (USA) requesting an adjournment to carry the reconsideration of the memorializing resolution until the next regular Zoning Board of Adjustment meeting scheduled for August 16, 2021.
 - Commissioner Adams made a motion to carry the matter until the next regular meeting scheduled for August 16, 2021. Commissioner Lombardi seconded the motion and a unanimous vote followed.

Adoption of Resolutions:

- **Z-21-004 – RYAN EHRLICH – Site: 40 East 33rd Street in City Block 146, Lot 27**
 - Commissioner Adams made a motion to adopt the resolution Commissioner DeRos seconded the motion.

RECORDED VOTE:

<i>Commissioners</i>	<i>Aye</i>	<i>Nay</i>	<i>Abstain</i>	<i>Recuse</i>	<i>Absent</i>
Mark Urban	[]	[]	[X]	[]	[]
Clifford Adams	[]	[]	[X]	[]	[]
Louis Lombardi	[X]	[]	[]	[]	[]
Nicholas DiLullo	[X]	[]	[]	[]	[]
Arrigo DeRos, Jr.	[X]	[]	[]	[]	[]
Joseph Pineiro	[]	[]	[]	[]	[X]
Ehab Gamal	[]	[]	[]	[]	[X]
Cindi Sisk-Galvin	[]	[]	[]	[]	[X]
Ryan Blake	[X]	[]	[]	[]	[]

- **Z-21-006 – DÉCOR BY LIZ – Site: 512-514 BROADWAY in City Block 197, Lot 4.01**

- Commissioner Adams made a motion to adopt the resolution Commissioner DeRos seconded the motion.

RECORDED VOTE:

<i>Commissioners</i>	<i>Aye</i>	<i>Nay</i>	<i>Abstain</i>	<i>Recuse</i>	<i>Absent</i>
Mark Urban	[X]	[]	[]	[]	[]
Clifford Adams	[X]	[]	[]	[]	[]
Louis Lombardi	[X]	[]	[]	[]	[]
Nicholas DiLullo	[X]	[]	[]	[]	[]
Arrigo DeRos, Jr.	[X]	[]	[]	[]	[]
Joseph Pineiro	[]	[]	[]	[]	[X]
Ehab Gamal	[]	[]	[]	[]	[X]
Cindi Sisk-Galvin	[]	[]	[]	[]	[X]
Ryan Blake	[X]	[]	[]	[]	[]

Meeting adjourned at 6:10 pm.

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

/akl