



**ZONING BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES
SEPTEMBER 20, 2021**

A regular in-person meeting of the Zoning Board of Adjustment was held on Monday, September 20, 2021, in the Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey.

Vice-chairman Adams called the meeting to order at 6:01 p.m. Richard Campisano, the attorney for the Board, called the roll. Present at the meeting were Vice-chairman Adams, Commissioners DeRos, DiLullo, Sisk-Galvin, Blake and Gamal. Chairman Urban and Commissioners Lombardi and Pineiro were not present.

Also present were Richard Campisano, Esq., Board Counsel, and Alicia Losonczy, Planning/Zoning Board of Adjustment Administrator.

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

Vice-chairman Adams informed every one of the very sad news that our Board Chairman, Mark Urban, had passed away on Thursday, September 17, 2021. Vice-Chairman praised Chairman Urban for his service as a volunteer Commissioner for over 20 years and lamented how deeply he will be missed.

Statements in homage to Chairman Mark Urban from the Mayor and other employees of City Hall, as well as current and former Commissioners, were read into the record.

Adoption of Minutes:

Vice-chairman Adams called for the adoption of the minutes from the August 16, 2021 regular meeting.

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

Communications:

- Letter from Paul Weeks, Esq., the attorney representing application Z-20-013 – RAAFAT IKLIDOUS – 53-55 Broadway in City Block 369, Lot 24, requesting the application be carried to the next regular Zoning Board of Adjustment meeting scheduled for October 18, 2021 without further notice
 - Commissioner Dilullo made the motion to grant the one year extension to perfect the minor subdivision and Commissioner DeRos seconded the motion. A unanimous vote followed.
- Letter from Michael Miceli, Esq., the attorney representing application Z-21-008 – FLY JET SKI, LLC – 50 Marina Drive in City Block 47, Lot 8, requesting the application be carried to the next regular Zoning Board of Adjustment meeting scheduled for October 18, 2021
 - Commissioner Dilullo made the motion to grant the one year extension to perfect the minor subdivision and Commissioner DeRos seconded the motion. A unanimous vote followed.

Adoption of Resolutions:

- **Z-20-006 – US MASTERS RESIDENTIAL PROPERTY FUND (USA) - Site: 126 West 16th Street in City Block 244, Lot 26**
 - Commissioner Dilullo made a motion to adopt the resolution and Commissioner Adams 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]	[]	[]	[]	[]

The meeting adjourned at 6:14 pm.

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

/akl