



ZONING BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES
APRIL 18, 2022

A regular in-person meeting of the Zoning Board of Adjustment was held on Monday, April 18, 2022, in the Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey.

Secretary Lombari called the meeting to order at 6:04 p.m. and led all in the Pledge of Allegiance to the Flag. He declared a quorum and advised that the Board has complied with the Open Public Meetings Act/Sunshine Law.

Secretary Lombari called the roll. Present at the meeting were Secretary Lombari, Commissioners Pineiro, DeRos, Gamal, Sisk-Galvin, Blake, Contey and Fares. Chairman Adam, Vice-chairman DiLullo and Commissioner McCourt were not present.

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

Mr. Campisano notified the Board that a motion to appoint a pro-tem chair should be adopted since both Chairman Adams and Vice-chairman DiLullo were absent. Commissioner Pineiro made the motion to adopt Secretary Lombari as pro-tem Chairman and Commissioner Gamal seconded the motion. A unanimous vote of eligible Commissioners followed.

Communication:

- Letter from Paul Weeks, Esq., attorney for application #Z-21-011- EMMA LOUISE CAMPBELL O'NEILL requesting that the application be adjourned to the May 16, 2022 meeting.

Adoption of Minutes:

Secretary Lombardi called for the adoption of the minutes from the February 28, 2022 regular meeting. Commissioner Lombardi made the motion to adopt the minutes and Commissioner DeRos seconded the motion. A unanimous vote of eligible members followed.

Adoption of Resolutions:

- **Z-21-007 – ABBA KARAS REALTY , LLC by RAMEZ ZAKI – Site: 73 and 77 West 32nd Street; Block 144, Lots 17 and 18**
 - Commissioner DeRos made a motion to adopt the resolution Commissioner Pineiro seconded the motion.

RECORDED VOTE:

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

- **Z-21-009 – REMINO BAYONNE, LLC – Site: 120-122 West 33rd Street in City Block 143, Lot 28**
 - Commissioner Pineiro made a motion to adopt the resolution Commissioner Gamal seconded the motion.

RECORDED VOTE:

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

On motion by Commissioner Pineiro, seconded by Commissioner Contey, the Board unanimously voted to close the meeting. Meeting adjourned at 6:10 pm.

Susan Bischoff, Certified Shorthand Reporter, 449 Columbia Boulevard, Wood-Ridge, NJ 07075 took a transcript of the meeting.

/akl