



ZONING BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES
JULY 18, 2022

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

Chairman Adams called the meeting to order at 6:02 p.m. and led all in the Pledge of Allegiance to the Flag. Chairman Adams declared a quorum and advised that the Board has complied with the Open Public Meetings Act/Sunshine Law.

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

Also present were Richard Campisano, Esq., Board Counsel, Suzanne Mack, PP, City Planner, and Alicia Losonczy, Zoning Board of Adjustment Administrator.

Adoption of Minutes:

Chairman Adams called for the adoption of the minutes from the May 16, 2022 regular meeting.

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

Communications:

- Communication from Ryan Blake, Zoning Board of Adjustment Commissioner, dated June 1, 2022 announcing his resignation to the Board effective July 1, 2022
- Communication from Ehab Gamal, Zoning Board Commissioner, dated June 30, 2022 announcing his resignation to the Board effective immediately
- Communication from Matthew Posada, Esq. dated July 6, 2022 requesting the matter for Application Z-22-001 – THE L GROUP, LLC – Site: New Hook Road and East 22nd Street; Block 452.02, Lot 5.01 be carried to the September 19, 2022 regular meeting with no further notice on the part of the applicant
 - Commissioner DiLullo made the motion to carry the matter to the September 19, 2022 meeting with not further notice required on the part of the applicant. Commissioner DeRos seconded the motion. A unanimous vote of eligible Commissioners followed.
- Letter from Paul Weeks, Esq. dated July 14, 2022 requesting the matter for Application Z-21-011 – EMMA LOUISE CAMPBELL – Site: 23 Cottage Street; Block 319, Lot 6.01 be carried to the June 20, 2022 regular meeting with no further notice on the part of the applicant
 - Commissioner DiLullo made the motion to carry the matter to the August 15, 2022 meeting however the Board stipulated a try or dismiss date of September 19, 2022 meeting since it has numerous requests to be carried. Commissioner Pineiro seconded the motion. A unanimous vote of eligible Commissioners followed.

Adoption of Resolutions:

- **Z-20-010 – MARGARET SWEENEY – Site: 855-859 Kennedy Boulevard in City Block 137, Lot 18 (*dismissal*)**
 - Commissioner DiLullo made a motion to dismiss without prejudice 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>
Clifford Adams	[X]	[]	[]	[]	[]
Nicholas DiLullo	[X]	[]	[]	[]	[]
Louis Lombardi	[X]	[]	[]	[]	[]
Joseph Pineiro	[X]	[]	[]	[]	[]
Arrigo DeRos, Jr.	[X]	[]	[]	[]	[]
Cindi Sisk-Galvin	[]	[]	[]	[]	[X]
Susan Contey	[X]	[]	[]	[]	[]
Mahmoud Fares	[X]	[]	[]	[]	[]
Joseph McCourt	[X]	[]	[]	[]	[]

On motion by Commissioner DiLullo, seconded by Commissioner Pineiro, the Board unanimously voted to close the meeting. Meeting adjourned at 6:14 pm.

/akl