



ZONING BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES
JANUARY 23, 2023

A regular in-person meeting of the Zoning Board of Adjustment was held on Monday, January 23, 2023, in the Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey.

Chairman Adams called the meeting to order at 6:00 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 Lombari called the roll. Present at the meeting were Chairman Adams, Secretary Lombari, Commissioners Pineiro, DeRos, Sisk-Galvin, Contey, Lubach and Frain. Commissioners DiLullo, McCourt and Elghari were not present.

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

Adoption of Minutes:

Chairman Adams called for the adoption of the minutes from the December 19, 2022 regular meeting.

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

Chairman Adams welcomed the new Commissioners present to the Zoning Board of Adjustment.

Communications:

- Letter dated December 29, 2022 from Chris Cocchi (Applicant) for Z-20-014 - 187 BROADWAY, LLC – Site: 187 Broadway; Block 318, Lot 18 requesting an extension until January 31, 2024 (**Z-20-014**)
 - Commissioner Pineiro made the motion to approve the extension until January 31, 2024. Commissioner DeRos seconded the motion. A unanimous vote of eligible Commissioners followed.
- Letter dated January 23, 2023 from Paul N. Weeks, Esq. for Z-22-015 – 46 West 21st Street; Block 216, Lot 32 requesting the application be carried to the February 27, 2023 meeting with no further notice required on the part of the applicant (**Z-22-015**)
 - Commissioner DeRos made the motion to carry the matter to the February 27, 2023 meeting. Commissioner Lombardi seconded the motion. A unanimous vote of eligible Commissioners followed.

Adoption of Resolutions:

- **Z-20-014 - 187 BROADWAY, LLC – Site: 187 Broadway; Block 318, Lot 18 (extension)**
 - Commissioner Lombardi 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]	[]	[]	[]	[]
Joseph McCourt	[]	[]	[]	[]	[X]
Edward Lubach, Jr.	[X]	[]	[]	[]	[]
Thomas Frain	[X]	[]	[]	[]	[]
Islam Elgarhi	[]	[]	[]	[]	[X]

Item VIII: Executive Session:

At 6:05 pm the Board went into Executive Session to discuss matters with Attorney-client privilege pursuant to N.J.S.A. 10:4-12.

The Board came out of Executive Session and adjourned the meeting at 6:23 pm.

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

/akl