



ZONING BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES
JUNE 17, 2024

A regular in-person meeting of the Zoning Board of Adjustment was held on Monday, June 17, 2024, in the Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey.

Chairman Adams called the meeting to order at 5:59 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, Vice-Chairman DiLullo, Secretary Lombari, Commissioners Pineiro, DeRos, Frain, and Garvey. Commissioners Sisk-Galvin, Contey, Elgarhi, and Lubach were not present.

Also present were Richard Campisano, Esq., Board Counsel, Robert J. Russo, PP, City Engineer, James Clavelli, PP, consulting City Planner, and Alicia Losonczy, Zoning Board of Adjustment Administrator.

Adoption of Minutes:

Vice-Chairman DiLullo called for the adoption of the minutes from the April 15, 2024 regular meeting. Commissioner Pineiro made the motion to adopt the minutes and Commissioner DeRos seconded the motion. A unanimous vote of eligible members followed.

Communications:

- Letter dated June 17, 2024 from John Zucker, Esq. with regard to A&K CONSTRUCTION OF NJ, LLC – Site: 64 West 31st Street; Block 157, Lot 22 requesting this matter be carried to the July 15, 2024 meeting with no further notice required on the part of the applicant **(Z-22-012)**
 - Vice-Chairman DiLullo made the motion to carry the matter to the meeting of July 15, 2024 with no further notice required on the part of the applicant and Commissioner Pineiro seconded the motion. A unanimous vote of eligible Commissioners followed.

Adoption of Resolutions:

- **Z-24-001 – EMIL SOURS – Site: 17 Hartley Place; Block 290, Lot 4**
 - Vice-Chairman DiLullo made a motion to approve the resolution and Commissioner DeRos seconded the motion.

The following vote to memorialize the resolution was taken at the hearing on June 17, 2024:

RECORDED VOTE:

<i>Commissioners</i>	<i>Aye</i>	<i>Nay</i>	<i>Abstain</i>	<i>Recuse</i>	<i>Absent</i>	<i>Not voting</i>
Clifford Adams	[X]	[]	[]	[]	[]	[]
Nicholas DiLullo	[X]	[]	[]	[]	[]	[]
Louis Lombardi	[X]	[]	[]	[]	[]	[]
Joseph Pineiro	[X]	[]	[]	[]	[]	[]
Arrigo DeRos, Jr.	[X]	[]	[]	[]	[]	[]
Cindi Sisk-Galvin	[]	[]	[]	[]	[X]	[]
Susan Contey	[]	[]	[]	[]	[X]	[]
Ian Garvey	[X]	[]	[]	[]	[]	[]
Edward Lubach, Jr.	[]	[]	[]	[]	[X]	[]
Thomas Frain	[X]	[]	[]	[]	[]	[]
Islam Elgarhi	[]	[]	[]	[]	[X]	[]

Item VIII: Executive Session:

As needed to discuss litigation, personnel or other matters.

On motion by Vice-Chairman DiLullo, seconded by Commissioner Lombardi, the Board unanimously voted to close the meeting. The meeting adjourned at 6:05 pm.

/akl