

**CALL TO ORDER:**

The meeting was called to order at 7:30 p.m. via Zoom webinar by Chairwoman Robin Malley with the reading of the Open Public Meetings Act.

**PLEDGE OF ALLEGIANCE**

Mr. Pulzello and Mr. Hayes have resigned from the Zoning Board.

**SWEARING IN OF NEW APPOINTMENT**

Ms. Lynda Picinic was sworn in by Mr. Princiotto, Board Attorney, as a regular member of the Zoning Board. Ms. Picinic's term will be ending December 31, 2021.

**Vice Chairman of the Zoning Board:** Mr. Dhawan was nominated for the position of Vice Chairman of the Zoning Board for the year 2021 by Ms. Hembree, and seconded by Mr. Kaufman. All board members were in favor on a roll call vote.

**ROLL CALL:**

|  |         |
|--|---------|
| Robin Malley, Chairwoman                     | Present |
| Dianna Cereijo                               | Absent  |
| Sanjeev Dhawan, Vice Chairman                | Present |
| Emilia Fendian                               | Absent  |
| Christina Hembree                            | Present |
| Michael Kaufman                              | Present |
| Lynda Picinic                                | Present |
|  |         |
| S. Robert Princiotto, Esq.                   | Present |
| Evan Jacobs, Engineer                        | Present |
| Elizabeth Leheny for Richard Preiss, Planner | Present |
| Meg Smith, Secretary                         | Present |

**APPROVAL OF MINUTES:**

The minutes of the May 25, 2021 meeting, as amended, were approved on a motion from Ms. Hembree seconded by Vice Chairman Dhawan. All Board members voted in favor of the approval.

**APPLICATIONS (Revised)**

**188 Broadway, LP**

**Block: 2701 Lot: 3**

**188 Broadway**

**R-15 & S-O Zones**

Use Variance to add 53 apartment units and to permit multi-family residential use in the S-O zone, a variance for front yard setback of 34.1 ft where 35 ft is required, a variance for rear yard setback of 39 ft where 50 ft is required, a variance for building setback from the street centerline of 65.6 ft where 70 ft is required and a variance for deficient parking lot area landscaping where 185 sq ft is proposed and 1,320 sq feet is required.

Received: 3/12/21; Deemed Complete by Board Engineer: 4/5/21;

Time for decision extended to 8/3/21;

Transcript of this application will be provided by the applicant.

**Page 2**

**BOA Minutes June 16, 2021**

This application was announced to be continued at the next Zoning Board meeting on June 22, 2021.

The meeting was adjourned on a motion from Ms. Hembree and seconded by Mr. Kaufman, and carried by all.

Respectfully submitted,

Meg Smith