

**ZONING BOARD MEETING  
MINUTES**

**JANUARY 4, 2021  
VIRTUAL MEETING**

Meeting advertised according to the New Jersey State Sunshine Law.

Roll call: Attending: Mr. Gelley, Mr. Lankry, Mr. Naftali, Mr. Ribiat, Mr. Ingber, Mr. Gross,  
Mr. Gonzalez, Mr. Halberstam

Also attending: Jerry Dasti, Attorney  
Terry Vogt, Engineer/Planner

Salute to the Flag.

Mr. Halberstam congratulated Mr. Gross & Mr. Ribiat for a new term on the Board.  
Private discussion followed.

Motion for Abe Halberstam as Chairman for 2021 – Mr. Gelley

Second – Mr. Lankry

Roll call vote affirmative: Mr. Gelley, Mr. Lankry, Mr. Naftali, Mr. Ribiat, Mr. Ingber,  
Mr. Gross, Mr. Gonzalez. Mr. Halberstam

Motion for Obi Gonzalez for Vice Chairman for 2021 – Mr. Lankry

Second- Mr. Ribiat

Roll call vote: affirmative: Mr. Gelley, Mr. Lankry, Mr. Naftali, Mr. Ribiat, Mr. Ingber,  
Mr. Gross, Mr. Gonzalez, Mr. Halberstam

Motion for Jerry Dasti as attorney for 2021 - Mr. Ribiat

Second – Mr. Ingber

Roll call vote: affirmative: Mr. Gelley, Mr. Lankry, Mr. Naftali, Mr. Ribiat, Mr. Ingber  
Mr. Gross, Mr. Gonzalez, Mr. Halberstam

Motion for Terry Vogt from RV Engineering for Engineer/Planner for 2021- Mr. Gonzalez

Second – Mr. Lankry

Roll call vote: affirmative: Mr. Gelley, Mr. Lankry, Mr. Naftali, Mr. Ribiat, Mr. Ingber  
Mr. Gross, Mr. Gonzalez, Mr. Halberstam

Motion for Secretary, Fran Siegel for the year 2021 – Mr. Gelley

Second – Mr. Naftali

Roll call vote: affirmative: Mr. Gelley, Mr. Lankry, Mr. Naftali, Mr. Ribiat, Mr. Ingber  
Mr. Gross Mr. Gonzalez, Mr. Halberstam

Motion to approve minutes of December 7, 2020 – Mr. Gonzalez,

Second – Mr. Gonzalez

Roll call vote: affirmative: Mr. Gelley, Mr. Lankry, Mr. Naftali, Mr. Ribiat, Mr. Ingber,  
Mr. Gross, Mr. Gonzalez, Mr. Halberstam

Motion to approve calendar for 2021 – Mr. Gelley

Second - Mr. Ingber

Roll call vote: affirmative: Mr. Gelley, Mr. Lankry, Mr. Naftali, Mr. Ribiat, Mr. Ingber,  
Mr. Gross, Mr. Gonzalez, Mr. Halberstam

Motion to approve Annual report – Mr. Lankry

Second – Mr. Gelley

Roll call vote: affirmative: Mr. Gelley, Mr. Lankry, Mr. Naftali, Mr. Ribiat, Mr. Ingber  
Mr. Gross, Mr. Gonzalez, Mr. Halberstam

Mr. Dasti administered the Oaths of Office for Mordy Gross & Judah Ribiat.

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**VIRTUAL MEETING**

Mr. Halberstam announced that the entire agenda has been adjourned and will not be heard tonight, to a special meeting that will be held next week, January 11<sup>th</sup> due to a technicality in advertising.

Motion to carry **Appeal # 4166, Mordechai Ehrman, Appeal # 4115, Hampton Development, Appeal # 4168 David Bernstein, Appeal # 4151A, Spruce Care** to the January 11<sup>th</sup> special meeting with no further notice – Mr. Lankry

Second – Mr. Gelley

Roll call vote: affirmative: Mr. Gelley, Mr. Lankry, Mr. Naftali, Mr. Ribiat, Mr. Ingber  
Mr. Gross, Mr. Gonzalez, Mr. Halberstam

Motion to approve resolutions – Mr. Lankry

Appeal # 4163 – Yosef Magid

Appeal # 4162 - Akiva Mayer

Appeal # 4164 – Marble Arch Homes

Roll call vote: affirmative: Mr. Gelley, Mr. Lankry, Mr. Naftali, Mr. Ribiat, Mr. Ingber  
Mr. Gross, Mr. Gonzalez, Mr. Halberstam

There were questions on resolution Appeal # 4154, 698 River Avenue, LLC and postponed memorialization until next week to review.

Motion to pay bills

All in favor.

Motion to adjourn.

All in favor.

Meeting adjourned at 8 P.M.

Respectfully submitted,

Fran Siegel, Secretary