

**ZONING BOARD OF ADJUSTMENT  
TOWN OF WEST NEW YORK  
COUNTY OF HUDSON**

**MINUTES OF THE SPECIAL MEETING HELD ON MONDAY, APRIL 5, 2010**

1. Meeting called to order.
2. Pledge of Allegiance.
3. Roll call of the Board Members.  
  
Chairman - Kenneth Blane  
Vice-Chairman - Darryl Semple (absent)  
Board Member- Rosemary Sciacca  
Board Member - Michael D'Amico (absent)  
Board Member - Ernesto Munoz  
Board Member - Kenneth Furlong  
Board Member - Juan Jimenez  
Board Member- Michele Irimia  
Board Member- Myra Real  
  
Board Secretary - Maria Varela  
Board Attorney - Anne Marie Rizzuto, Esq.  
Board Planner- Joseph J. Layton PP, ACIP
4. Reading of notice in compliance with Open Public Meetings Act.
5. Minutes. None
6. Communications, reports and administrative matters. None.
7. Unfinished Business – None.
8. New Business – Memorializing Resolutions. None.

9. New Business – Applications.

- a. First hearing in the matter of Application #2009-16 for Carlos Hernandez for property located at 6300-6302 Bergenline Avenue, Block 3, Lots 116 and 117. Property is located in the C-R Retail and Service District. The application seeks a non-conforming use because residential is not permitted. This is an existing two story building. Applicant seeks to change a permitted office use on the second floor to three residential apartments, each containing two bedrooms. There are two permitted retail uses on the first floor that will be continued. Applicant has existing non-conforming bulk requirements for minimum lot depth and maximum lot coverage. Applicant requires a variance for parking spaces. 21 total parking spaces are required and none are provided.

Mario Blanch, Esq. and Marta Rodriguez, architect for the applicant. Ms. Rodriguez testified as to the plans depicting the two-story building. She described the layout and the floor plan of each apartment. Exhibits showing two color photos of the building were marked A1 and B1 and passed along to Board Members. Ms. Rodriguez also testified that the building did meet the characteristics of the surrounding neighborhood. A motion to approve was made by Chairman Kenneth Blane and Mr. Kenneth Furlong seconded. Matter approved.

10. Unfinished Business - Continued hearing.

- a. Fifth hearing in matter of Park Terrace LLC for property located at 5701 Park Avenue, Block 64, Lots 16, 17, 19, 20 and 21.

All testimony is in and a vote is expected.

First hearing was held on November 9, 2009. Second hearing held on December 14, 2009. Third hearing was held on January 28, 2010. Fourth hearing was held on March 25, 2010. Matter was closed to testimony at that time.

Members of the Board who did not attend hearings were asked to certify that they had read the transcripts for meetings that were missed. The Chairman of the Board recited some notes that he had written on his views regarding the Park Terrace project. He later asked Board Members if they would like to comment or address any issues before taking a formal vote. Members of the Board spoke.

A motion to approve was made by Juan Jimenez and Ms. Myra Real seconded. Matter approved.

11. Payment Resolutions. None.

A motion to adjourn the meeting was made and the meeting was adjourned at 7:30 p.m.

**Respectfully submitted,**

---

**MARIA VARELA, BOARD SECRETARY  
Town of West New York  
Zoning Board of Adjustment**

**Date approved: April 22, 2010**