

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

MINUTES FOR MEETING OF TUESDAY, MARCH 15, 2011

The Zoning Board held a meeting on Tuesday, March 15, 2011, at 6:30 p.m. prevailing time in the Municipal Library, 60th Street in West New York, New Jersey. The reading of notice in compliance with Open Public Meetings Act was read.

1. Meeting called to order at approximately 6:30 p.m.

2. Roll call of the Board Members

Present: Chairman Kenneth Blane, and Members Michael D'Amico, Kenneth Furlong, Juan Jimenez, Rosemary Sciacca, and Ernesto Munoz

Absent: Vice Chair Darryl Semple and members Michele Irimia, and Myra Real

Present: Board Attorney Anne Marie Rizzuto, Esq.
Board Planner Joseph J. Layton, P.P., AICP
Board Secretary Maria Varela

3. Minutes-None

4. Resolutions -None

5. Applications.

a. Second hearing in matter of Application #2010-17, for applicant Miralto at Park Avenue LLC, for property located between Buchanan Place and Park Avenue, known as Block 43, Lots 4, 5, 6, 7, 16 and 17. The project name has been changed to "Meridia Park Avenue". Applicant is seeking a second amendment of the existing approvals.

Applicant was originally approved by vote on October 26, 2006 for this project, but the resolution was not adopted until January 24, 2008. The applicant then filed for amendment of the approval, which was approved by vote on August 27, 2009 and memorialized by resolution on December 14, 2009.

In 2006, this project was originally approved for construction of one ten-story multi-family residential building providing 102 residential units and two commercial retail units. There were six residential levels providing 66 one-bedroom units and 36 two-bedroom units. The project called for four parking levels providing 92 parking spaces.

In 2009, the project was amended by application and re-approved for construction of one nine-story multi-family residential building providing 125 residential units and one commercial retail unit. There were five residential levels providing 50 one-bedroom with den units, 35 one-bedroom without den units, 5 studio apartment, and 35 two-bedroom apartments. The project called for four parking levels providing 174 spaces for residents and 37 spaces to be used by the WNY Parking Authority.

The present amendment seeks construction of one six-story multi-family residential building providing 125 residential units and two commercial units. There are four residential levels providing 65 one-bedroom units and 60 two-bedroom units.

There are two parking levels providing 176 total spaces for the residents. Of these, 80 spaces are arranged as tandem parking. All parking spaces are undersized. There are an additional 37 spaces to be used by the WNY Parking Authority.

This amendment provides for a lower building height because there is expanded acreage as the applicant has added another property.

Applicant seeks continued approvals following the revised plans, for merger of lots, preliminary and final site plan approval, variances for use, density, FAR, height, lot coverage, lot area, lot width, side and front yards, signage, tandem parking plan, undersized parking spaces, width of parking aisles, and no loading dock. There is also encroachment into the public right of way.

First hearing was held on February 24, 2011.

Henry C. Walentowicz, Esq. for the applicant. Mr. Walentowicz. stated for the record that additional renderings were distributed to the Board Members and these items were marked A4 from the last meeting.

Members who missed the previous meeting were asked by the Board Attorney if they had read the transcript from the February 24, 2011 meeting. Members certified that they read the transcript.

Mr. Yogesh Mistry, architect for the applicant, testified as to the plans discussing the exact breakdown of each unit, including the square footage of each type of apartment. An enlarged floor plan of the units was marked A6 for the record. Changes were made to the units which would have had a den, by eliminating the closets in those apartments as per the request of the Board.

Mr. Patrick McClellan, P.E. testified as to the traffic impact analysis that he prepared. He described the existing road conditions, the traffic volume for Park Avenue, and the intersection. He also talked about the future traffic volumes and trip generations. Mr. McClellan's testimony was that this project is favorable to the existing neighborhood, and traffic operations will not be impacted. He testified about various parking considerations and the loading zone designated spaces were discussed.

Joseph J. Gurkovich, P.P, AICP for the applicant, testified as to the Planning Evaluation report he prepared. Mr. Gurkovich talked about the proposed development, he described the property depicting the exhibit marked A-10. He then talked about the zoning requirements for parking and discussed the variances being sought.

The hearing was then open to the public for comments. Members of the public spoke.

A motion to approve this matter was made by Chairman Kenneth Blane and Ms. Rosemary Sciacca seconded. Matter approved.

6. Payment Resolutions - None
7. Open to public for comments on other matters. No member of the public spoke.
8. Motion to adjourn was made at 9:42 PM and the meeting was adjourned.

Respectfully submitted,

MARIA VARELA
Zoning Board Secretary
Town of West New York

Date approved: April _____, 2011