

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

MINUTES OF THE MEETING HELD ON THURSDAY, MARCH 25, 2010

1. Meeting called to order.
2. Pledge of Allegiance.
3. Roll call of the Board Members.

Chairman -	Kenneth Blane
Vice-Chairman -	Darryl Semple
Board Member-	Rosemary Sciacca
Board Member -	Michael D'Amico
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 January 28, 2010 – Motion to approve was made by Chairman Kenneth Blane and Vice-Chairman Darryl Semple seconded. Minutes approved.
6. Communications, reports and administrative matters.
 - a. Acknowledgement of meeting cancellation of February 25, 2010 due to weather
7. Unfinished Business – Memorializing Resolutions.
 - a. Alpy – Memorializing Resolution. Matter was denied at meeting of March 26, 2009. Resolution not ready.

- b. Acknowledgement of written Memorializing Resolution in matter of Application #2010-02, PEDG, LLC (Pedro Lopez, owner) for property located at 6108 Palisade Avenue. Property is located in the RM zone. Memorialization was approved at meeting of January 28, 2010.

- 8. New Business – Miscellaneous.
 - a. Applicant withdrew request for Extension of Time in matter of Application #2007-19 for Anthony Lam, for property at 324-326 62nd Street, Block 32, Lot 42.

 - b. Approval of Extension of Time in Application #2008-22 for Fillmore Place Property LLC, for property located at 6036 Fillmore Place, Block 46, Lots 12 and 13. Extension of time for two years from April 23, 2009 until April 30, 2011. Motion to approve was made by Chairman Kenneth Blane and Ms. Rosemary Sciacca seconded.

- 9. New Business – Applications.
 - a. First hearing in the matter of Application #2009-13 for Ricardo and Lisa Suarez, for property located at 565 67th Street, Block 62, lot 5. Property is located in the RM Medium Density Residential District. The building is a non-conforming use because it is a three-family residence. Applicant seeks to add space to the existing master bedroom on the first floor, which is an exterior extension and renovation. This is therefore an expansion of a pre-existing non-conforming use, requiring a use variance. Applicant also requires parking variance (no off-street parking). The property also has pre-existing bulk non-conformities

Thomas Paneque, attorney for the applicant, and Ana Galvin architect. Ms. Galvin testified as to the proposed site plan prepared by Ms. Marta Rodriguez, AIA. Ms. Galvin described the three-story building which has one unit on each floor. The property has had some renovations and a temporary certificate of occupancy has been issued by the Building Department. The applicant is seeking to modify a closet in her master bedroom which requires extension from the outside. A motion to approve was made by Chairman Kenneth Blane and Mr. Ernesto Munoz seconded. Matter approved.

- b. First hearing in matter of Application # 2009-17 for 6409 Broadway, LLC, for property located at 6409 Broadway, Block 23, Lot 12. Property is located in the RM Medium Density Residential Zone. Applicant seeks to convert the ground floor existing industrial use (upholstery) to a retail use (barber shop). There are residential uses on the second and third floors. Applicant requires a use variance and a parking variance (no off-street parking). There are existing non-conformities for setbacks.

Loraine Schwartz, Esq. and Jose Carballo, architect, for the applicant. Mr. Carballo testified as to the plans and described the layout of the five-residential story building. The applicant is seeking to convert the commercial unit that will serve the neighborhood as a local barber shop. Mr. Louis Rabello, applicant, also came to up to testify as to the use of the commercial unit.

Roger DeNicia, planner for the applicant, also gave testimony. Mr. DeNicia talked about the characteristic of the surrounding neighborhood and the positive criteria of this proposed commercial use. An exhibit marked A1 of four pictures depicting the site was passed along to Board Members. Motion to approve was made by

Vice-Chairman Darryl Semple and Mr. Michael D'Amico seconded. Matter approved.

- c. First hearing in the matter of Application #2010-01 for Gilberto Camacho, for property located at 604 56th Street, Block 123, Lot 29. Property is located in the I-L Light Impact Industrial Zone. Applicant seeks to convert an existing residential use (non-conforming) into office use for both the first and second floors. The office use is not permitted and therefore the application requires a use variance as well as a parking variance (no off-street parking). There are existing non-conformity for lot width.

J. Alvaro Alonso, Esq. and Ana Galvin architect for the applicant. Ms. Galvin testified as to the plans and she described the intended use of the applicant. She talked about layout of each floor and how it fits in with the characteristic of the neighborhood. Furthermore she defined the variances required. These are all interior renovations that are proposed. Motion to approve was made by Chairman Kenneth Blane and Mr. Juan Jimenez seconded. Matter approved.

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

The continuation of this hearing was opened for public commentary. No further testimony was required from the professionals. There were various members who came up to speak and express their interests. One member of the public, Mr. Humberto Ortega, gave an extensive presentation on a slide projector with numerous comments regarding the project.

The meeting was then closed to the member of the public. No vote was taken at this time. Matter is carried to a Special Meeting on April 5, 2010.

11. Payment Resolutions.
 - a. Metropolitan Court Reporting - Motion to approve was made by Chairman Kenneth Blane and Vice-Chairman Darryl Semple seconded. Resolution approved.
 - b. Metropolitan Court Reporting - Motion to approve was made by Chairman Kenneth Blane and Vice-Chairman Darryl Semple seconded. Resolution approved.
 - c. Maser Consulting – Motion to approve was made by Kenneth Furlong and Mr. Darryl Semple seconded. Resolution approved.
 - d. Jersey Journal - Motion to approve was made by Chairman Kenneth Blane and Vice-Chairman Darryl Semple seconded. Resolution approved
 - e. Gregory Associates, LLC - Payment approval adjourned.

A motion to adjourn the meeting was made and the meeting was adjourned at 10:33 p.m.

Respectfully submitted,

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

Date approved: April 22, 2010