

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

MINUTES FOR MEETING OF THURSDAY, FEBRUARY 28, 2013

The Zoning Board held a meeting on Thursday, February 28, 2013, at 6:30 p.m. prevailing time in the Municipal Chambers at 428 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 Julio Garcia, Ramon Morejon, David Rivera, Melissa Rodriguez, and Armando Alvarez

Absent: Jesus Alvarado, Nelly Vasquez and Richard Rivera

Present: Board Attorney Jennifer M. Carrillo-Perez, Esq.
Board Planner Sanyogita Chavan, P.P., AICP
Board Secretary Maria Varela
Board Engineer Darren Mazzei, P.E.

3. Minutes for approval: Minutes December 3, 2012- A motion to approve was made by Chairman Kenneth Blane and Board Member David Rivera seconded. Motion approved.

Minutes of November: January 3, 2013- A motion to approve was made by Chairman Kenneth Blane and Board Member Armando Alvarez seconded. Motion approved.

Minutes of January 24, 2013- Deferred until the March 28, 2013 meeting.

4. Communications, reports, and administrative matters. None.

5. Payment Resolutions:

a. Metropolitan Court Reporters- A motion to approve was made by Chairman Kenneth Blane and Board Member David Rivera seconded. Motion approved.

- b. Board Attorney General Billing- A motion to approve payment was made by Chairman Kenneth Blane and Board Member David Rivera seconded. Motion approved.
- c. Board Attorney Escrow Billing- A motion to approve payment was made by Chairman Kenneth Blane and Board Member Ramon Morejon seconded. Motion approved.
- d. Board Planner (Maser)- A motion to approve payment was made by Chairman Kenneth Blane and Board Member Armando Alvarez seconded. Motion approved.
- e. Board Planner (Birdsall)- A motion to approve payment was made by Chairman Kenneth Blane and Board Member Ramon Morejon seconded. Motion approved.
- f. Jersey Journal- A motion to approve payment was made by Chairman Kenneth Blane and Board Member Ramon Morejon seconded. Motion approved.

6. Escrow Refund: None

7. Resolutions:

- a. Memorializing resolution in the matter of application #2012-17 filed by BHD Investments, LLC for property located at 418-420-63rd St., Block 33 and Lot 35. Applicant proposes to subdivide and construct (3) three new homes on each lot.

Matter approved at the January 24, 2013 meeting.

A motion to approve payment was made by Chairman Kenneth Blane and Board Member Armando Alvarez seconded. Motion approved.

- b. Memorializing resolution in the request for an extension of time in the of Application #2009-10 filed by Romero, Huestipa and Aguirre for property located at 47A 64th Street, Block 20, Lot 12. Applicant is requesting an additional extension of time for one year for approval of conversion of a two-family dwelling into a three-family dwelling. Matter was originally approved by vote on 10-22-2009 and resolution on 11-9-2009. Previous extension was granted on October 28, 2010.

Extension approved on January 24, 2013.

A motion to approve payment was made by Chairman Kenneth Blane and Board Member Armando Alvarez seconded. Motion approved.

- c. Memorializing resolution in the matter of application # 2012-15 filed by Joseph DeSalvo, for property located at 10-66th St., Block 2 and Lot 13. Applicant proposes to create a studio apartment within the first floor of the building.

Matter approved at the January 24, 2013 meeting.

Vote on Memorializing resolution postponed until the March 28, 2013.

- d. Memorializing resolution in the matter of application #2012-18 filed by 6030 Monroe Place, LLC for property located at 6030-32 Monroe Place, Block 53 and Lot 11. Applicant proposes to develop a (10) ten unit apartment building.

Matter approved at the January 24, 2013 meeting.

A motion to approve payment was made by Chairman Kenneth Blane and Board Member Ramon Morejon seconded. Motion approved.

- e. Memorializing resolution in the matter of Application #2012-03 filed by Merida Le Boulevard, LLC, for property located at 6609-15 Blvd. East and 9-67th Street. Block 2, Lots 9 and 10. Applicant proposes to construct a new 123 unit high-rise multi-family dwelling with 107 off street parking spaces.

First hearing held on February 23, 2012, continued hearings held on March 31, 2012, June 4, 2012, July 26, September 17, 2012, and November 20, 2012

Matter approved at the January 24, 2013 meeting.

Vote on Memorializing resolution postponed until the March 28, 2013.

8. New Business – Miscellaneous matters: None

9. Unfinished Business - Continued matters
 - a. Continued hearing in the matter of application #2012-13 filed by Joseph Felice for property located at 6025-31 Boulevard East, Block 36 and Lot 34 & 35. Applicant proposes to construct a new 35 unit multi-family building with 41 off street parking spaces.

First hearing held on January 3, 2013.

This matter was adjourned until the March 28, 2013 meeting as a result of insufficient members for a quorum.

10. Applications:
 - a. First hearing in the matter of Application 2013-01 filed by Meridia Park Avenue, LLC, for property located at 6022, 6024, 6026, and 6028 Buchanan Place; 6027-33 Park Avenue and 6035-37 Park Avenue. Block 43, Lots 4, 5, 6.01, 16 and 17.

Board member Armando Alvarez recused himself prior to the start of the hearing.

Applicant proposes to expand two previously approved commercial units and to

create an additional commercial office; amended site plan; modification of approved plans; density; floor area ratio; minimum lot area; maximum dwelling unit per acre; minimum lot width; minimum front yard; minimum side yard; maximum lot coverage by buildings; and all other necessary variances, waivers, and approvals.

Henry Wallentowicz, Esq., Jose Carballo professional architect, and Patrick McClellan professional engineer appeared on behalf of the applicant. Mr. Carballo testified on the proposed expansion of the formerly approved commercial unit along with the creation of an additional office on the first floor.

The amended plans depict the new parking configuration in order to provide ample space for the additional commercial office. Mr. Carballo also discussed the number of spaces, length, size and how many are required in the parking garage of the anticipated completion of this building.

Mr. McClellan testified on behalf of the applicant and referred to the plans on page six regarding the new parking design, and discussed the changes to the

size that will be made to the four parking spaces. He marked sheet two of the drawings as A1 which depicted the changes.

This matter was later open to the public and various members of the public came up for general comments pertaining to this matter

This matter was approved by Chairman Kenneth Blane and Board Member David Rivera seconded. Motion passed.

10. Open to public for comments on other matters. No member of the public spoke.
11. Motion to adjourn was made at 8:41 PM and the meeting was adjourned.

Respectfully submitted,

MARIA VARELA
Zoning Board Secretary
Town of West New York
Date approved: March _____, 2013