

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

**MINUTES FOR MEETING OF THURSDAY, MARCH 22, 2012**

The Zoning Board held a meeting on Thursday, March 22, 2012, 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 Armando Alvarez, Michael D'Amico, Nelly Vasquez, David Rivera Ramon Morejon and Jason Gonzalez  
  
Absent: Pedro Marrero  
  
Present: Board Attorney George L. Garcia, Esq.  
Board Planner Joseph J. Layton, P.P., AICP  
Board Engineer Tom R. Lemanowicz, P.E., P.P., C.M.E.  
Board Secretary Maria Varela
3. Minutes for approval: Meetings for Meeting February 23, 2012. A motion to approve was made by Chairman Kenneth Blane and Mr. Michael D'Amico seconded. Minutes approved.
4. Communications, reports, and administrative matters – None
5. Payment Resolutions.
  - a. Metropolitan Court Reporting- A motion to approve was made by Chairman Kenneth Blane and Mr. Armando Alvarez Seconded. Resolution approved.
  - b. Jersey Journal- A motion to approve was made by Chairman Kenneth Blane and Mr. Armando Alvarez seconded. Resolution approved.
  - c. Maser Consulting- A motion to approve was made by Chairman Kenneth Blane and Mr. David Rivera seconded. Resolution approved.

- d. Remington & Vernick Engineers- A motion to approve was made by Chairman Kenneth Blane and Mr. Armando Alvarez seconded. Resolution approved.
- e. Luis Amaro, Jr. Esq.-General Billing- A motion to approve was made by Chairman Kenneth Blane and Mr. Ramon Morejon seconded. Resolution approved.
  
- 6. Escrow Refund.
  - a. Margaret Seiz for property located at 5111 Blvd. East., application #2006-06. Refund amount \$1,152.00. A motion to approve was made by Chairman Kenneth Blane and Mr. David Rivera seconded.
  - b. Fabian Torrez for property located 560-562-67<sup>th</sup> St., application #2006-35. Refund amount \$ 1,895.07. A motion to approve was made by Kenneth Blane and Mr. Michael D'Amico seconded.
  - c. Henry Saurborn for property located at 6101 Monitor Pl., application #2009-06. Refund amount \$ 788.40. A motion to approve was made by Kenneth Blane and Mr. Armando Alvarez seconded.
  
- 7. Resolutions. None.
  
- 8. New Business – Miscellaneous matters. None.
  
- 9. Applications
  - a. Continued hearing in the matter of Application #2012-03 filed by Merida Le Boulevard, LLC, for property located at 6609-15 Blvd. East and 9-67<sup>th</sup> 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.

Christiano Pereira, LEED AP, testified as to a PowerPoint presentation regarding energy efficiency regulations prepared by him. Mr. Pereira discussed the green features of the building and the proposed living wall.

The matter was later opened up to members of the public, and members came up for questions for this expert.

Carl Jenne, P.E. for applicant Mr. Jenne testified as to the plans and the layout of the proposed building. He discussed the elevation of the building, the parking deck ingress and egress. He also talked about the adjacent property to the building.

The matter was later opened up to members of the public, and members came up for questions for this expert. Two exhibits from two objectors were marked for the record.

10. Open to public for comments on other matters. No member of the public spoke.
11. Motion to adjourn was made at 10:28 PM and the meeting was adjourned.

**Respectfully submitted,**

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**MARIA VARELA**  
**Zoning Board Secretary**  
**Town of West New York**

**Date approved: May\_\_\_\_\_, 2012**